

Wrexham Old Library, Creative Hub.

Heritage Impact Assessment relating to the Remodeling & Refurbishment of The Former Free Library

October 2024

on behalf of Wrexham County Borough Council

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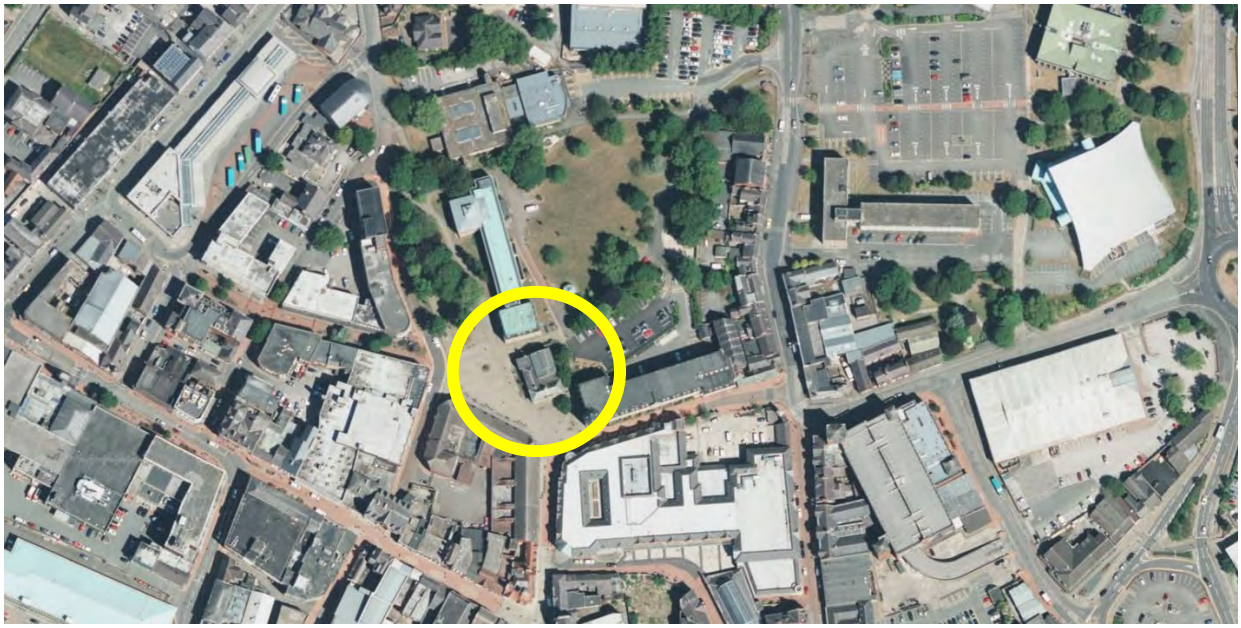
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References

Appendix A – Selection of Existing and Proposed Drawings

The project has been commissioned by Wrexham County Borough Council, Queens Square, City Centre Rhosddu Road, Wrexham, LL11 1AR



Site Location Plan for The Old Library, Queens Square, Wrexham © Bing Maps

General Details

Name of Building - **The Old Library, Queens Square, Wrexham, LL11 1AP**

Conservation Designations – The Old Library, Queens Square, Wrexham. – Grade II, Cadw Ref:1852, date of designation 23.12.1975, amended 31.01.1994

The Old Library does not stand within the boundaries of the Wrexham City Centre Conservation Area

Grid Reference – (The Old Library) – Easting 333489 Northing 350434

Site Ownership/Client - Wrexham County Borough Council

Brief History - *"Old Library, Queen Street: A Carnegie Library, built 1906-7 and now Council Offices. Won in competition by Vernon Hodge of Teddington. Brick and stone. Modillion cornice and one-bay segmental pediment. Edwardian Baroque in character, but with fresh and free detail. The first-floor windows form virtually a continuous band."*

(Description taken from The Buildings of Wales - Clwyd Edward Hubbard: (1986), University of Wales Press)

The Cadw Listed Building Report and Description (Grade II, Ref. No1852) states -

History:
Built as a library and lecture hall in 1907 with funding from the Carnegie Trust to designs of Vernon Hodge and enlarged in 1951. Council offices since 1973.

Exterior:
Flemish bond brickwork with ashlar lower storey and dressings and graded slate roof. 2 storeys, the main block is a symmetrical 5-window range in baroque style. Central bay stressed by pilasters to segmental open pediment, with coat of arms. Central entrance recessed in segmental archway with heavy keystone beneath steep pediment carried on heavy brackets. Iron gates enclose the porch. Arched lower storey, with segmentally arched tripartite small-paned windows with keystones to continuous hood moulds. Fenestration of upper storey forms a continuous band of 3-light mullioned windows, divided by wider panelled pilasters. Angle pilasters, and those articulating central bay have high relief cartouches beneath heavy modillion cornice which continues across the central pediment. The roof is

surmounted by a small square-section cupola. Rear range has 6 sash windows, grouped in pairs. Later cross wing beyond.

Interior:
No Description

Reason for Designation:
No Description or justification provided

The Coflein Description for The Old Library is limited and offers the following information:

NPRN 23404

"1907. Classical. 2 storey. Ground floor stone, red brick above. Stone pilasters. Small square cupola. Curved pediment above centre window bay with cartouche in it."

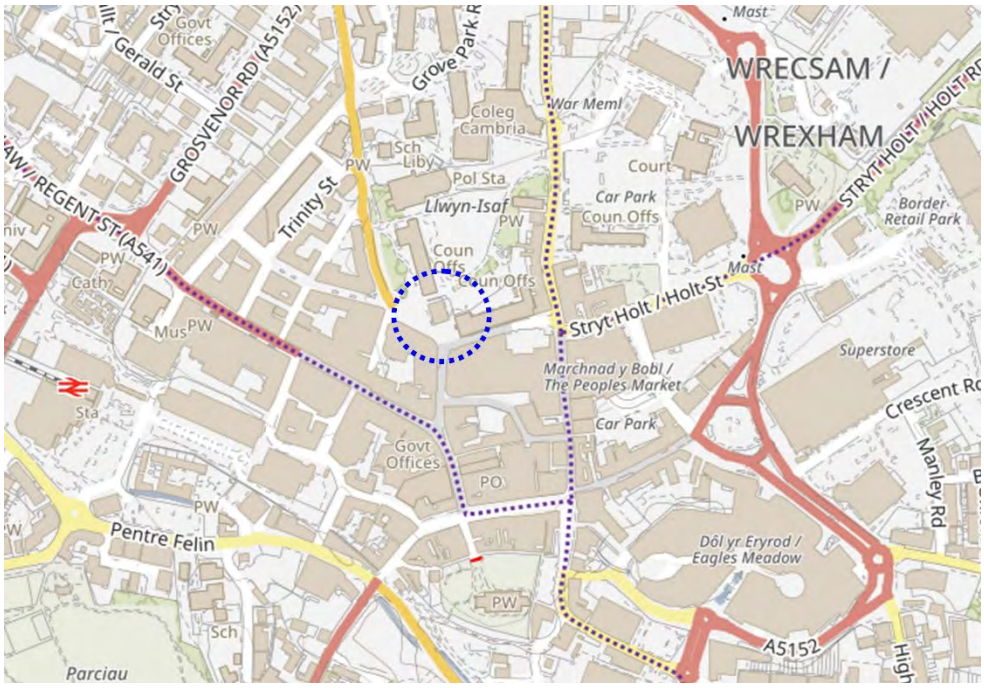


Figure 1- Site Location Plan of the Old Library within Wrexham City Centre



Section 1.0: Introduction

1.1 Background

The objective of this Wrexham County Borough Council (WCBC) commissioned project with Lawray Architects as Lead Designers is to repair, refurbish and extend The Old Library building on Queens Square in Wrexham City Centre to become a new multi-purpose Creative Hub, a place of work and leisure to cater for a range of exciting creative and cultural offerings. The vision of the project seeks to reintegrate this once focal public building as a place for launching events and activities, celebrating the creative talent of Wrexham residents and associated businesses through:

- Exhibitions
- Live Music
- Film Screenings
- Street Animation Programme
- Links To Wider Town Activity
- Pop-Up Retail & Leisure
- Takeovers: Corporate & Themed

Whether the activities or events are hosted inside The Old Library or outside, within the public realm and urban context of Queen Square, there are opportunities to develop a 'cluster' of 'creativity' or 'placemaking opportunities' that will link with existing destinations such as Ty Pawb or to link with emerging initiatives on Henblas Street, with the green space of Llwyn Isaf or to improve the connectivity with the Historic Quarter of the City Centre and with the Main Retail offerings.

The preparation of this Heritage Impact Assessment has been undertaken to describe and review the implications of the design changes and alterations that are proposed to the Grade II listed Old Library Building, to consider the management of these material changes to heritage values and the significance of the building, but also to appraise any impact on heritage assets and adjacent designations (within approx. 200m) to the site of the Old Library. This document will accompany an application for Full Planning and Listed Building Consent being submitted by Lawray Architects for WCBC to the Planning Department of The County Borough.

1.2 Strategic Planning Context and WCBC Policy

When considering potential development, everyone involved in the planning process must consider the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the well-being of present and future generations.

Whilst soon to be superseded by the implementation of the consolidated Historic Environment (Wales) Act 2023 on the 4th November 2024, the current Historic Environment (Wales) Act 2016 requires Listed Building Consent and Conservation Area Consent to be accompanied by a Heritage Impact Statement (HIS). This aims to ensure that the significance of the historic asset is taken into account when developing and designing proposals. The HIS is informed by the process of undertaking a Heritage Impact Assessment (HIA), which is aimed at assisting with the design of appropriate development by assessing the impact on significance.

Every conservation decision should be based on an understanding of its likely impact on the special qualities that contribute to the significance of a listed building and its setting. A thorough understanding of the significance of a heritage asset goes a long way towards ensuring that changes do respect what's special about it. The historic environment in Wales makes a considerable contribution to the distinctive character of all our places and to the quality of Welsh life. It is also a finite, non-renewable resource that we should sustain for the benefit of our own generation and for peoples in years to come.

The Acts which currently furnish the principal primary legislation framework for the protection and management of the Welsh historic environment are, The Ancient Monuments and Archaeology Act 1979 and The Planning (Listed Buildings and Conservation Areas) Act 1990, together with Historic Environment (Wales) Act 2016. At the time of writing, The Historic Environment (Wales) Bill was passed by Senedd Cymru on 28th March 2023, has secured its Royal Assent and will be brought into force in November 2024.

Thereafter, Planning Policy Wales (PPW) (edition 12, February 2024) sets out the Welsh Government's land use planning policies. Its primary objective is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. Chapter 6 of Planning Policy Wales (edition 12, 2024) 'Distinctive and Natural Places', explains how the planning system must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. It also sets out the planning policies for the sustainable management of specific categories of historic assets.

To complement the provisions contained in the Historic Environment (Wales) Act 2016 and Planning Policy Wales Chapter 6: The Historic Environment, Technical Advice Note 24: (TAN 24) The Historic Environment published on 31 May 2017 offers further information and detailed planning guidance to fully reflect how the historic environment should be considered through the planning process. TAN 24 replaces Welsh Office Circulars 60/96 Planning and the Historic Environment: Archaeology, 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas and 1/98 Planning and the Historic Environment: Directions by the Secretary of State for Wales. Similarly, all development proposals within Registered Historic Parks and Garden designations and their settings will need to consider the impact that the development would have on the historic character of these areas and the wider landscape.

A range of best-practice guidance supplement publications have also been prepared by Cadw that complement the legislative framework, planning policy and advice to support the sustainable management of the Welsh historic environment. All are informed by Cadw's Conservation Principles for the Sustainable Management of the Historic Environment in Wales (2001). Key guidance documents that should be referenced when considering a project such as the adaptive re-use, refurbishment and redevelopment of The Old Library –

- Heritage Impact Assessment in Wales
- Historic Environment Records in Wales: Compilation and Use
- Managing Easy Access to Listed Buildings in Wales
- Managing Conservation Areas in Wales
- Managing Change to Listed Buildings
- Managing Historic Character
- Managing Listed Buildings at Risk in Wales
- Setting of Historic Assets in Wales

With specific reference to the Wrexham County Borough Council Planning Policy, key documents, that were referenced and considered include –

- Wrexham Local Development Plan 2 (LDP2) 2013 to 2028 - Adopted 20.12.2023

Specifically, reference has been made to -

Objective SO2: Support a vibrant, diverse and competitive local economy that provides a range of job opportunities to enable new and existing businesses to grow in Wrexham County Borough with strategic growth in Wrexham Town and Wrexham Industrial Estate.

Objective SO3: Regenerate Wrexham City as a multi-functional destination to include retail, education, civic, amenity, employment, leisure and residential uses.

Objective SO4: Promote active travel and use of public transport by locating new development in the most accessible and sustainable locations; and seek to alleviate known highway infrastructure capacity constraints on the road network within the County Borough.

Objective SO6: Promote and encourage a healthy, active and safe lifestyle.

Objective SO7: Conserve, enhance and promote the local culture, character and distinctiveness of Wrexham including the Welsh Language.

Objective SO9: Protect, manage and enhance the natural and historic environment and landscapes.

Objective SO10: Reduce carbon emissions and maximise our resilience to and mitigate and adapt to the impact of climate change.

Objective SO11: Ensure development meets the needs of society and industry, now and in the future, through ensuring adequate protection and supply of high-quality minerals.

Within Policy Areas, the following are very much applicable -

Policy SP2: Location of Development
New development is directed to the defined settlement limits and employment areas as identified on the Proposals Map.

Policy SP7: Wrexham City
Wrexham City as defined on the proposals map will be the focus for new development including housing, employment, commercial, retail, leisure, tourism, services, education, transport, infrastructure and the arts in order to strengthen the City's regional function as a settlement of national importance.

Policy SP8: Economic Growth, Employment and Enterprise
To ensure the continued role of the County Borough as a key economic driver in North Wales and the wider region, the Plan will diversify the local economy and widen the economic base.

Policy SP11: Transport and Accessibility
Wrexham's transport network will be developed in a safe, efficient and sustainable Manner

Policy SP12: Design Principles & Masterplanning Framework
All development will be required to be of a high quality, sustainable design which makes a positive contribution to the creation of locally distinctive places by complying with the master planning framework SPG and KSS schematics. Proposals must demonstrate how they have taken account of the local characteristics of surrounding areas and how innovative design solutions will enhance the quality of the built and natural environment.

Policy SP13: Health and Wellbeing
All development should seek to reduce health inequalities and provide opportunities for healthy lifestyles and improving health and well-being, including mental health, by addressing the physical, economic and social determinants of health.

Policy SP14: Natural Environment
Development will only be supported where it protects conserves and enhances the natural environment including:

- Internationally protected Special Areas of Conservation, Special Protection Areas, and Ramsar Sites,

- Nationally protected Sites of Special Scientific Interest and National Nature Reserves;
- Protected Species and their habitat;
- The Clwydian Range and Dee Valley Area of Outstanding Natural Beauty including recognising the importance it has in contributing to the Outstanding Universal Value and setting of the Pontcysyllte Aqueduct and Canal World Heritage Site;
- Local Wildlife Sites including the strategic ecological network on Wrexham Industrial Estate and Regionally Important Geological Sites;
- Local Nature Reserves.
- Special Landscape Areas recognised for their outstanding local landscape character;
- Natural landscape features such as trees, hedges and woodland and the green networks between them which contribute to the quality and diversity of the natural environment and play an important role in mitigating the impact of climate change;
- The quality of natural services including water, air and soils
- Developing and maintaining Green Infrastructure links; and
- Habitats and species of principal importance to Wales.

Policy SP15: Historic and Cultural Environment
Development will only be supported where it conserves, protects and enhances the following cultural and heritage assets of the County Borough and, where appropriate, their settings:

- Listed Buildings and in particular those on the Buildings at Risk Register;
- Conservation Areas;
- Pontcysyllte Aqueduct and Canal World Heritage Site;
- Registered Historic Parks, Gardens and Landscapes; and
- Scheduled Ancient Monuments and Archaeological Remain

Policy SP18: Climate Change
To mitigate against the effects of climate change and adapt to its impacts, development proposals will need to demonstrate that they have taken into account the following:

- Reducing carbon emissions;
- Protecting and increasing carbon sinks
- Adapting to the implications of climate change at both a strategic and detailed design level;
- Promoting energy efficiency and increasing the supply of renewable energy; and
- Maintaining ecological resilience
- Avoiding areas susceptible to flood risk in the first instance in accordance with the sequential approach set out in national guidance; and
- Preventing development that increases flood risk

Policy SP19: Green Infrastructure
Wrexham's distinctive natural heritage provides a network of green and blue infrastructure. Protection, conservation and enhancement of natural heritage networks needs to be reconciled with the benefits of development.
Development will be required to maintain the extent, quality and connectivity of multifunctional green infrastructure on or near a site, and, where appropriate to enhance it by:

- Creating new interconnected areas of green infrastructure between the proposed site and the existing network.
- Filling gaps in the existing network to improve connectivity.
- Protecting the features most valuable for both nature and people; and
- In instances where loss of green infrastructure is unavoidable, provide mitigation
- and compensation for the lost assets on a site-specific basis.

Reference is also made to a series of approved Wrexham County Borough Council Local Planning Guidance Notes which amplify the main Development Plan policy documents. Topic areas that might be of assistance as future design proposals evolve, include –

- Local Planning Guidance, Advertisements Note 02, WCBC (updated 2000)
- Local Planning Guidance, Access to and Use of Buildings Note 06, WCBC (updated 2004)
- Local Planning Guidance, Landscape and Development Note 07, WCBC (updated 2003)

- Local Planning Guidance, Cycling Note 52, WCBC (adopted 2000)
- Local Planning Guidance, Trees and Development Note 17, WCBC (updated 2012)
- Local Planning Guidance, Designing out Crime Note 24, WCBC (updated 2003)
- Local Planning Guidance, Design (formerly Sustainable Development) Note 30, WCBC (updated 2009)
- Local Planning Guidance, The Welsh Language and Welsh Communities Note 31, WCBC (adopted 2001)
- Local Planning Guidance, Biodiversity and Development Note 32, WCBC (updated 2011)

The context and justification for the emerging design proposals being developed by Lawray Architects include, or relate to the following reports and studies -

- Wrexham City Centre Placemaking Strategy (2023)
- Wrexham Town Centre Masterplan (April 2016)
- Wrexham Town Centre and Retail Topic Paper (February 2016)
- Wrexham Town Centre Public Realm Study (AECOM 2015)
- Wrexham Town Centre Accessibility Audit (Ryder Landscape Consulting March 2015)
- Wrexham Retail Assessment (Peter Brett Associates (July 2014)
- Wrexham's Destination Management Plan / Action Plan 2012-2017
- Economic Prosperity Strategy (WCBC 2012-2016)
- Our Wrexham Plan – Local Service Board Plan 2013-2024
- Wrexham Town Centre Assessment and Management Plan
- Sense of Place Report (2007)

The following documents have also been reviewed of updated as they have a bearing on the rationale and justification for the proposals that are now being presented –

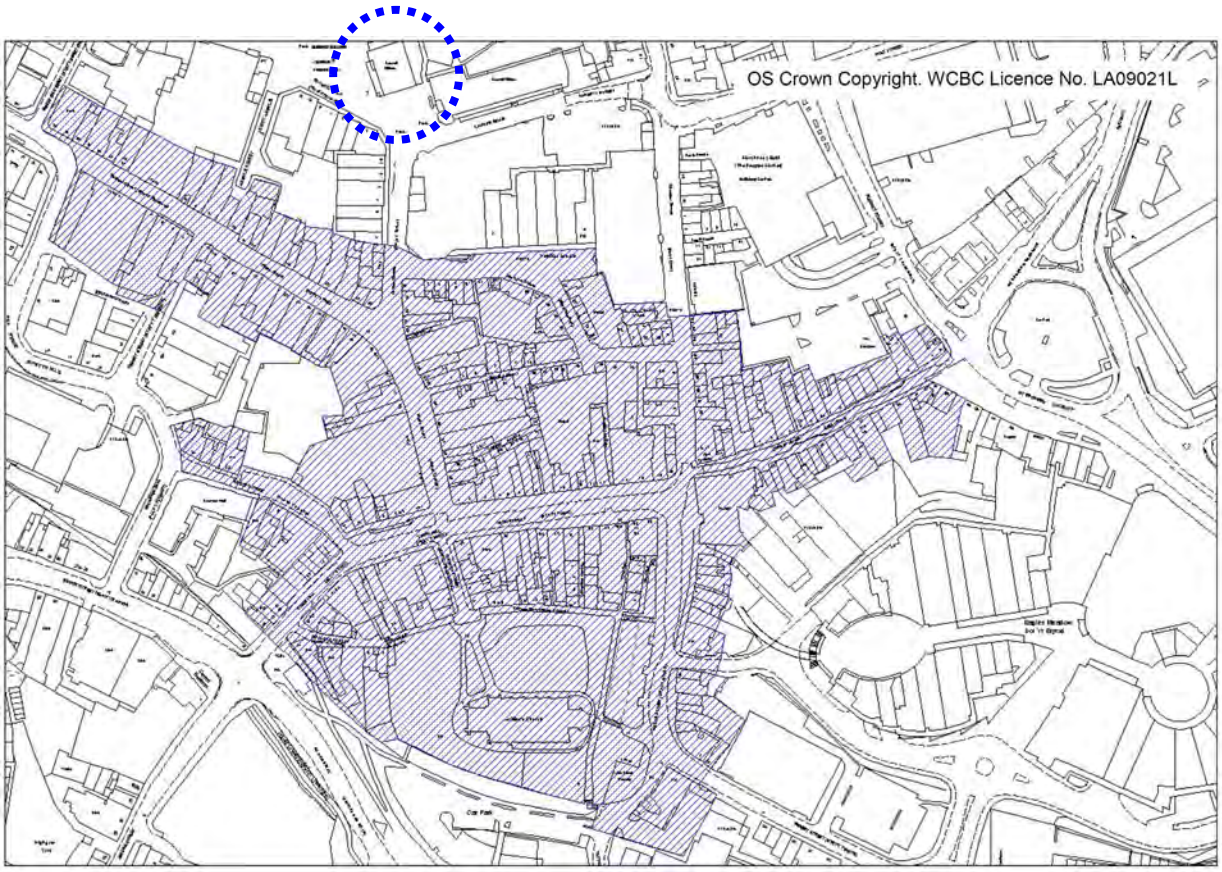
- Wrexham Town Centre Conservation Area Character Assessment and Management Plan (2019)
- Wrexham's Destination Management Plan / Action Plan 2018-2020
- Wrexham Heritage Strategy 2018-2028: Making Connections
- Wrexham Local Housing Strategy 2018-2023
- Wrexham Town Centre Townscape Heritage Scheme – Target Buildings (2019)

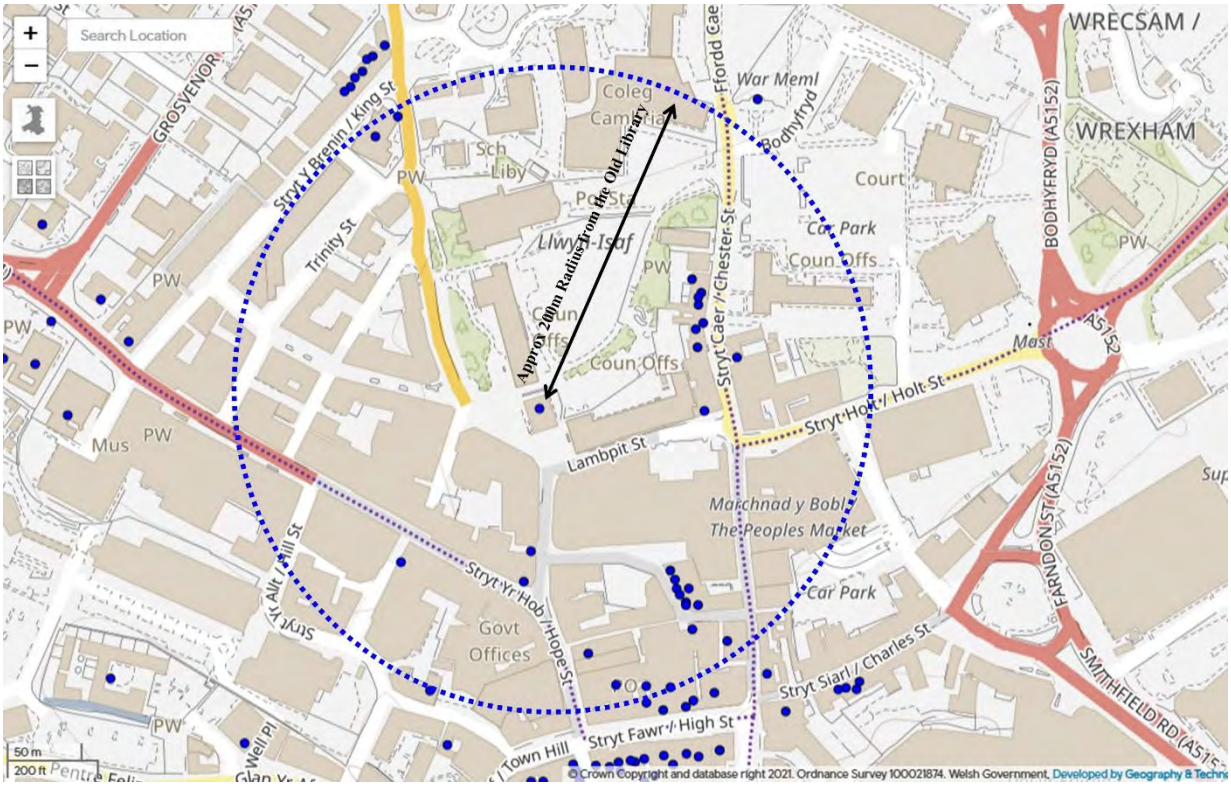
During this time, numerous building and site investigations have taken place to establish the present baseline condition of the building fabric, its drainage infrastructure and its mechanical electrical and plumbing (MEP) services installations. The findings and recommendations of these reports have informed the design proposals and have provided the justifications necessary for informed decisions to be made in respect to the 'management of change' at The Old Library that respect recognised conservation principles and heritage legislation/policy, technical advice notes and guidance that apply to Wales.

- Utilities Survey by PM Surveys UK (July 2024)
- The Old Library Asbestos Refurbishment Survey by Sentinel Environmental Consultancy (August 2024)
- CCTV Drainage Inspection Survey – July 2024 by Metro Rod
- Preliminary Ecological Assessment – August 2024 by Richards, Moorehead and Laing Ltd

1.3 Building Designations & Heritage Records -

Whilst Wrexham Old Library is Grade II Listed, its central location within the grouping of civic and administrative buildings on the north side of the city centre has been recognised within the publication of the Wrexham Town Centre Masterplan 2016 and associated access audit document, but this location does stand outside the northern boundary of the Wrexham City Centre Conservation Area, by approximately 75 metres. Details of the buildings with heritage designations that stand within a 200-metre radius of the Former Library include –





Beyond the immediate building and space that might be considered as curtilage to The Old Library it should be noted that the nearest listed assets of significance stand approximately 100 metres away and none directly stand within the line of sight as a consequence of the height/massing of adjacent buildings or as a result of the maturing trees which line Llwyn Isaf

and the car parking areas associated with the Council Offices. 28No designated buildings stand within the study area, but with the exception of seasonally being able to catch glimpses of the backs of buildings on Chester Street from the north end of the Old Library Building, no direct visual connections, views or relationships exist between heritage assets in the vicinity and the Old Library Building, There are no protected views to consider at this time in the immediate area of the application site and it is unlikely that the future development proposals will have a negative impact on the character and qualities of the Wrexham City Centre Conservation Area that stands approximately 75 metres to the south of the Old Library building. For the purposes of the record, the following designated assets have been listed -

Wrexham Old Library, Queen Square, Wrexham. – Grade II
Cadw Ref:1852, date of designation 23.12.1975, amended 31.01.1994

No.1-3 Queen Street, Wrexham. – Grade II
Cadw Ref: 16504 Date of designation 31.01.1994, amended 31.01.1994

The Talbot Public House, 48-49 Hope Street, Wrexham. – Grade II
Cadw Ref: 16503 Date of designation 31.01.1994, amended 31.01.1994

Horse and Jockey Public House, Wrexham. – Grade II
Cadw Ref: 1794 Date of designation 30.05.1951, amended 31.01.1994

General Market Building, Henblas Street, Wrexham. – Grade II
Cadw Ref: 1838 Date of designation 04.06.1985, amended 31.01.1994

General Market Buildings, 29a Henblas Street, Wrexham. – Grade II
Cadw Ref: 16498 Date of designation 04.06.1985, amended 31.01.1994

General Market Buildings, 29 Henblas Street, Wrexham. – Grade II
Cadw Ref: 16497 Date of designation 04.06.1985, amended 31.01.1994

General Market Buildings, 27 Henblas Street, Wrexham. – Grade II
Cadw Ref: 16496 Date of designation 04.06.1985, amended 31.01.1994

General Market Buildings, 25 Henblas Street, Wrexham. – Grade II
Cadw Ref: 16495 Date of designation 04.06.1985, amended 31.01.1994

General Market Buildings, 23 Henblas Street, Wrexham. – Grade II
Cadw Ref: 16494 Date of designation 04.06.1985, amended 31.01.1994

General Market Buildings, 21 Henblas Street, Wrexham. Grade II
Cadw Ref: 16493 Date of designation 04.06.1985, amended 31.01.1994

General Market Building – Public Conveniences,
Henblas Street, Wrexham. – Grade II
Cadw Ref: 16499 Date of designation 04.06.1985, amended 31.01.1994

National Westminster Bank. – Grade II
Cadw Ref: 1845 Date of designation 31.01.1994, amended 31.01.1994

No40 Henblas Street, Wrexham. – Grade II
Cadw Ref: 16503 Date of designation 16.06.1980, amended 31.01.1994

Butchers Market, High Street, Wrexham. – Grade II
Cadw Ref: 1840 Date of designation 06.06.1980, amended 31.01.1994

The Old Vaults Public House, 5 Chester Street, Wrexham. – Grade II
Cadw Ref: 1822 Date of designation 31.01.1994, amended 31.01.1994

The Seven Stars Public House, Wrexham. – Grade II
Cadw Ref: 1849 Date of designation 31.01.1994, amended 31.01.1994

No35 Chester Street, Wrexham. – Grade II
Cadw Ref: 1750 Date of designation 31.01.1994, amended 31.01.1994

The Old Registry Office, 23 Chester Street, Wrexham. – Grade II
Cadw Ref: 1823 Date of designation 16.06.1980, amended 31.01.1994

No24 Chester Street, Wrexham. – Grade II
Cadw Ref: 16491 Date of designation 31.01.1994, amended 31.01.1994

Wingett House, No25 Chester Street, Wrexham. – Grade II
Cadw Ref: 1824 Date of designation 31.01.1994, amended 31.01.1994

No28 Chester Street, Wrexham. – Grade II
Cadw Ref: 1827 Date of designation 31.01.1994, amended 31.01.1994

No26 Chester Street, Wrexham. – Grade II
Cadw Ref: 1825 Date of designation 31.01.1994, amended 31.01.1994

No27 Chester Street, Wrexham. – Grade II
Cadw Ref: 1826 Date of designation 31.01.1994, amended 31.01.1994

No29 Chester Street, Wrexham. – Grade II
Cadw Ref: 1828 Date of designation 31.01.1994, amended 31.01.1994

Trinity Presbyterian Church of Wales, Wrexham. – Grade II
Cadw Ref: 1848 Date of designation 31.01.1994, amended 31.01.1994

Boundary Wall, Gate Piers & Gates Trinity Presbyterian Church of Wales, Wrexham. – Grade II Cadw Ref: 16511 Date of designation 31.01.1994, amended 31.01.1994

Nearest Conservation Area Details –
Grosvenor Road Conservation Area – Designated 26.09.1990 Amended 06.07.2007

Wrexham Town Centre Conservation Area - Designated March 1974, Amended 29.08.1975, 26.06.1985 and 01.06.2007. The Character Assessment was adopted in January 1974 and Amended 06.01.2009. A Wrexham Town Centre Conservation Area Character Assessment and Management Plan was adopted in January 2009.

There are no direct views of buildings of high significance such as the Grade I listed Parish Church St Giles, Cadw Ref: 1769 (designated 30.05.1951 amended 31.01.1994), from the Old Library and the view from the tower is screened in part by buildings and trees that stand between the two locations.

A search of the Archwilio Archive indicates approximately 48 records within the immediate area of the Old Library, but many include the Building Designations, previously listed. Please refer to the information listed below, together with the accompanying screenshot of the reference locations.

Primary Reference Number	Period	Name	Type	Community	Status	Relevance
32803	POST MEDIEVAL	Wrexham, Priory Street 6 (HERWALES_CPAT)	HOUSE	Offa		124
32787	POST MEDIEVAL	Wrexham, King Street 1, 3 and 5, Regent Street 56, 58 and 60 (HERWALES_CPAT)	HOUSE	Rhosddu	listed building	124
32793	MODERN	Wrexham, Queen Street 'Old Library' (HERWALES_CPAT)	PUBLIC LIBRARY	Rhosddu	listed building	124
32772	POST MEDIEVAL	Wrexham, Grosvenor Road 2 (HERWALES_CPAT)	HOUSE	Rhosddu	listed building	124
32785	MODERN	Wrexham, Hope Street 48-49 'The Talbot' (HERWALES_CPAT)	PUBLIC HOUSE	Rhosddu	listed building	124
42307	POST MEDIEVAL	Wrexham, Henblas Steet 27, General Market Building (HERWALES_CPAT)	MARKET HALL	Rhosddu	listed building	124
32768	POST MEDIEVAL	Wrexham, Chester Street 28 (HERWALES_CPAT)	HOUSE	Rhosddu	listed building	124
145189	MODERN	Wrexham, Trinity Presbyterian Church Sunday School WW1, war memorial (HERWALES_CPAT)	WAR MEMORIAL	Rhosddu		124
145190	MODERN	Wrexham, Trinity Presbyterian Church WW1, war memorial (HERWALES_CPAT)	WAR MEMORIAL	Rhosddu		124
144749	MODERN	Wrexham, Crosville Motor Services Ltd, war memorial (HERWALES_CPAT)	WAR MEMORIAL	Offa		124
145082	MODERN	Bodhyfryd, Royal Welch Fusiliers, war memorial (HERWALES_CPAT)	WAR MEMORIAL	Rhosddu		124
144620	MODERN	Bodhyfryd, 1st Batt Welsh Guards, war memorial (HERWALES_CPAT)	WAR MEMORIAL	Rhosddu		124
120833	POST MEDIEVAL	Wrexham, Queen Street, Ebenezer Welsh Independent Chapel (HERWALES_CPAT)	CHAPEL	Rhosddu		124
120581	POST MEDIEVAL	Wrexham, Lambpit Street, building (HERWALES_CPAT)	BUILDING	Rhosddu		124
42302	POST MEDIEVAL	Wrexham, Chester Street 24 (HERWALES_CPAT)	HOUSE	Rhosddu	listed building	124
145195	MODERN	Wrexham, Victoria School WW1, war memorial (HERWALES_CPAT)	WAR MEMORIAL	Rhosddu		124
42305	POST MEDIEVAL	Wrexham, Henblas Steet 23, General Market Building (HERWALES_CPAT)	MARKET HALL	Rhosddu	listed building	124
17448	POST MEDIEVAL	Wrexham Guildhall (HERWALES_CPAT)	TOWN HALL	Rhosddu		124
42314	POST MEDIEVAL	Wrexham, Henblas Street 40 (HERWALES_CPAT)	MARKET HALL	Rhosddu	listed building	124
213669	POST MEDIEVAL	Wrexham, 4-6 Regent St (HERWALES_CPAT)	HOUSE	Rhosddu		124
32769	POST MEDIEVAL	Wrexham, Chester Street 29 (HERWALES_CPAT)	HOUSE	Rhosddu	listed building	124
26587	POST MEDIEVAL	Wrexham Grammar School (HERWALES_CPAT)	SCHOOL	Rhosddu		124
120580	POST MEDIEVAL	Wrexham, Lambpit Street, Cobbled Area (HERWALES_CPAT)	PAVEMENT	Rhosddu		124
32689	POST MEDIEVAL	Wrexham, Chester Street 35 (HERWALES_CPAT)	HOUSE	Acton	listed building	124
32786	POST MEDIEVAL	Wrexham, Hope Street 'National Westminster Bank' (HERWALES_CPAT)	BANK (FINANCIAL)	Rhosddu	listed building	124
32733	MEDIEVAL	Wrexham, Hope Street 'Horse and Jockey' (HERWALES_CPAT)	PUBLIC HOUSE	Offa	listed building	124
32790	POST MEDIEVAL	Wrexham, Lambpit Street 'The Seven Stars' (HERWALES_CPAT)	PUBLIC HOUSE	Rhosddu	listed building	124
32763	POST MEDIEVAL	Wrexham, Chester Street 'The Old Vaults' (HERWALES_CPAT)	PUBLIC HOUSE	Rhosddu	listed building	124
32801	POST MEDIEVAL	Wrexham, Holt Street 14 (HERWALES_CPAT)	HOUSE	Caia Park		124
32764	POST MEDIEVAL	Wrexham, Chester Street 23 (HERWALES_CPAT)	HOUSE	Rhosddu	listed building	124
41670	POST MEDIEVAL	Wrexham, Queen Street 1-3 (HERWALES_CPAT)	PUBLIC HOUSE	Rhosddu	listed building	124
32765	POST MEDIEVAL	Wrexham, Chester Street 24 and Wingett House 25 (HERWALES_CPAT)	HOUSE	Rhosddu	listed building	124
42304	POST MEDIEVAL	Wrexham, Henblas Steet 21, General Market Building (HERWALES_CPAT)	MARKET HALL	Rhosddu	listed building	124
32766	POST MEDIEVAL	Wrexham, Chester Street 26 (HERWALES_CPAT)	HOUSE	Rhosddu	listed building	124
42306	POST MEDIEVAL	Wrexham, Henblas Steet 25, General Market Building (HERWALES_CPAT)	MARKET HALL	Rhosddu	listed building	124
32767	POST MEDIEVAL	Wrexham, Chester Street 27 (HERWALES_CPAT)	HOUSE	Rhosddu	listed building	124
42308	POST MEDIEVAL	Wrexham, Henblas Steet 27, General Market Building (HERWALES_CPAT)	MARKET HALL	Rhosddu	listed building	124
32779	POST MEDIEVAL	Wrexham, Henblas Street, General Market Building (HERWALES_CPAT)	MARKET HALL	Rhosddu	listed building	124
104161	POST MEDIEVAL	Wrexham, Chester Street cockpit (HERWALES_CPAT)	COCKPIT	Rhosddu		124
152188	Modern	Wrexham, Henblas Street, evaluation, 2019 (HERWALES_CPAT)	EVALUATION	Rhosddu		84
140355	Modern	Wrexham, 4-6 Regent St, building survey, 2021 (HERWALES_CPAT)	BUILDING SURVEY	Rhosddu		84
58626	Modern	Wrexham, Lambpit Street, evaluation 1993 (HERWALES_CPAT)	EVALUATION	Rhosddu		84
26948	Modern	Wrexham, Lambpit Street, assessment 1993 (HERWALES_CPAT)	ASSESSMENT PROJECT	Rhosddu		84
152162	Modern	Wrexham, Henblas Street, desk based assessment, 2019 (HERWALES_CPAT)	DESK BASED ASSESSMENT	Rhosddu		84
33079	Modern	Wrexham Guildhall, excavation 1990 (HERWALES_CPAT)	EXCAVATION	Rhosddu		84
58625	Modern	Wrexham, Lambpit Street, desktop study 1993 (HERWALES_CPAT)	DESK BASED ASSESSMENT	Rhosddu		84
88120	Modern	Wrexham, Hope Street, Horse & Jockey public house photographic survey 2006. (HERWALES_CPAT)		Offa		14



1.4 Project Aims

The original, aims and vision for the project to develop a new Creative Hub within the Old Library were developed within a Feasibility Study that was prepared by Oneday Ltd in December 2023 and which has subsequently been developed by Lawray Architects and are set out within their Design and Access Statement as follows (p.16) :

Key elements of the design intent include:
Conservation of historical features - *Original features such as the front façade, metal windows, and internal decorative elements will be carefully restored and preserved. Any necessary repairs will be undertaken using materials and techniques sympathetic to the original construction.*

Internal reconfiguration - *The interior will be reconfigured to provide flexible spaces that can accommodate a variety of uses, including co-working areas, studios, flexible spaces, and meeting rooms. The design will retain the building's original character while introducing contemporary finishes that align with the creative purpose of the new hub. Modern materials and finishes will be chosen to complement the building's historical fabric, creating a cohesive aesthetic that blends old and new.*

New glass extension - *The addition of a contemporary glass extension to the rear of the Wrexham Old Library is a central element of the design, providing a new café space that will serve as a social and collaborative area for the Creative Hub's users and the wider community. The extension has been designed to be both functional and aesthetically pleasing, creating a dialogue between the historic building and its modern addition.*

Improved thermal performance and energy efficiency - *The refurbishment and extension will incorporate measures to enhance the environmental performance of the building. This includes improving the property's energy efficiency through upgraded insulation, efficient heating and cooling systems, and the use of sustainable materials where possible.*

Accessibility enhancements - *The refurbishment will ensure full accessibility for all users, including the installation of a new platform lift and the regrading of levels to the rear to provide level access. Accessible restrooms and welfare facilities will also be included.*

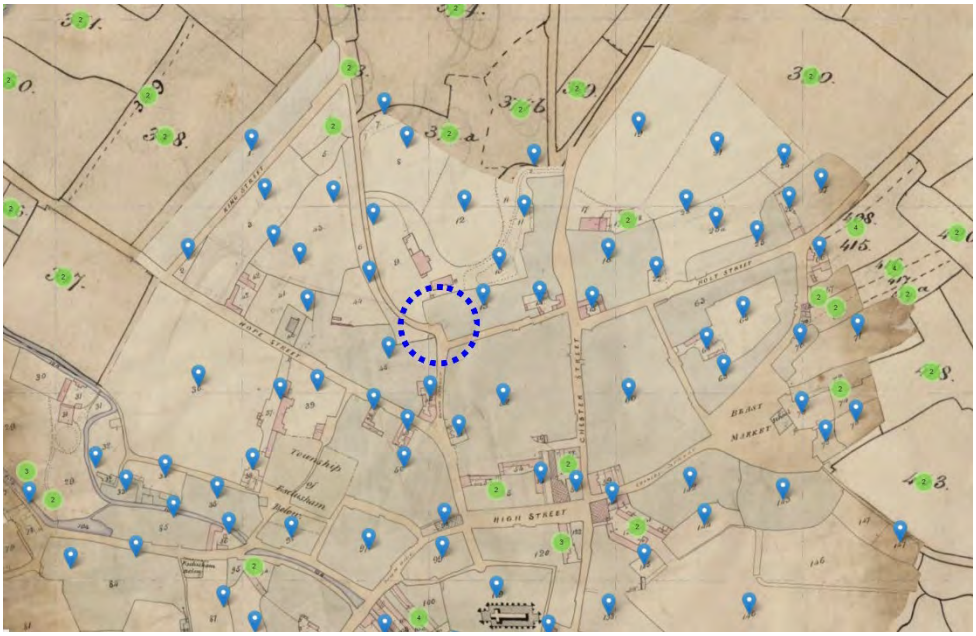
The description continues by stipulating that - *The vision is to create a flexible, energy-efficient, cultural hub that mixes culture, technology and sustainability. The projected longevity of the newly refurbished building will be a key contributing factor to the property's sustainability and to ensure the heritage and architecture of the Old Library is enjoyed for many years to come.*

Section 2.0: Historical Context

2.1 Site Location and Cartographical Development

The Old Public Library building, whose construction in 1906-07 as a Free Library was funded by the industrialist and philanthropist, Andrew Carnegie, stands nowadays on the north side of Queen's Square, a public space, that did not officially exist until 1999 when the redevelopment programme that culminated with the building of Henblas Square and the pedestrianisation of the town end of Rhosddu Road resulted in a large open, paved area being laid out at the back of Guildhall and along the side of the Old Library buildings. Whilst Queen Square was often considered to be the Junction of Queen Street and Lambpit Street, the name Queen Square was given, historically to a small development located between Queen Street and Birmingham Hall, on the site which was later occupied by the Vegetable Market. The History of Wrexham p.255 states – *"It was the last surviving market square in the town and specialised in the sale of calico and table linen. It was entered from Queen Street 'through a pair of iron gates and under a covered entrance. We then reach an open square, surrounded on two sides [probably on three sides originally], with a covered galley supported by pillars. In this gallery were shops, and beneath them, on the ground floor, were also* shops' The Square appears to have been built by Richard Kyrke of Gwersyllt Hall, towards the end of the C18. It was bought by the Borough Council in 1898 and was eventually re-developed, along with Birmingham Hall into the Vegetable Market.

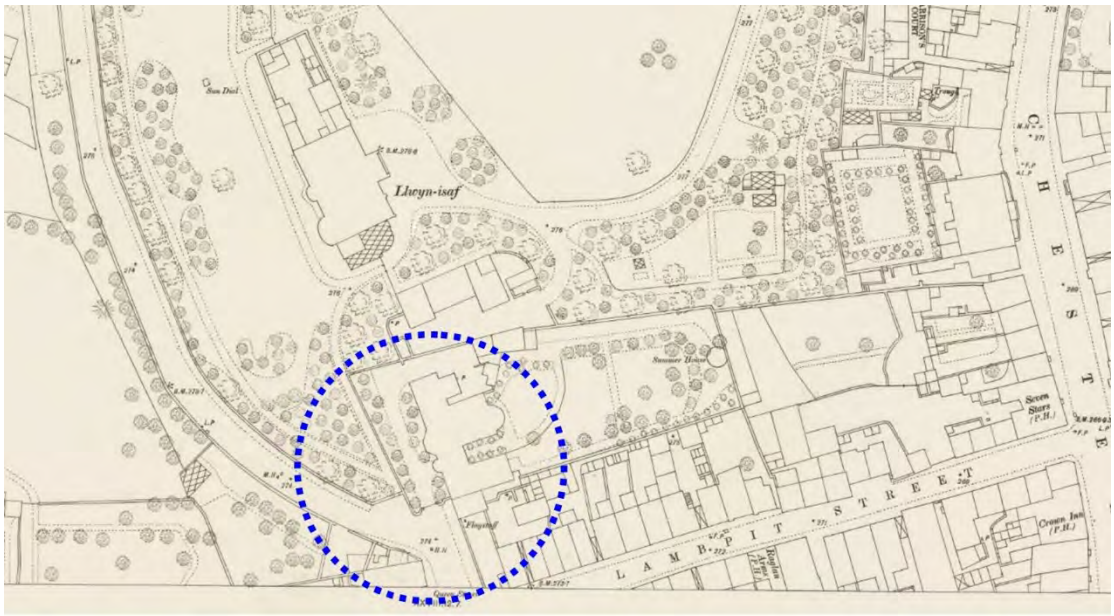
From 1620, the area around, and to the south of the Old Public Library was known as 'Lampit'. Potentially referencing a loam pit in the vicinity of the grammar school. The L P Archaeology Desktop Assessment of 2019 for the former Hippodrome Site that once stood to the west of The General Market suggests that *'A widower Catherine Jones is recorded as holding a garden, land and a kiln called Plas y Kiln between Lambpit Street and 'y Place Hen'. The kiln was still in use in 1824 when maltster John Williams purchased and rebuilt the associated house, thought to be in the locality of Pearce's Court.'* (Palmer 1893, p.82 & 120)



To the north and northwest of the current site of the Old Public Library, stood a property known as Llwyn-Isaf, where during the period of preparing the John Price and John Welch tithe valuer

Map 1846, most of the land and property was owned by Rev George Cunliffe and the land along Lambpit Street was recoded to be Gebe Land. The 6-inch map of 1872 (published 1879) indicates a property known as Yspytty on the land on which the Old Library now stands, together with a terrace of what is assumed to be residential and commercial premises that line the north side of Lambpit Street. The 6-inch editions of 1898 (published 1900) and then of 1909 (published 1915) indicate Llwyn-isaf as being a Vicarage and the New Wrexham Public Library having replaced the property known as Yspytty, previously identified on this site.

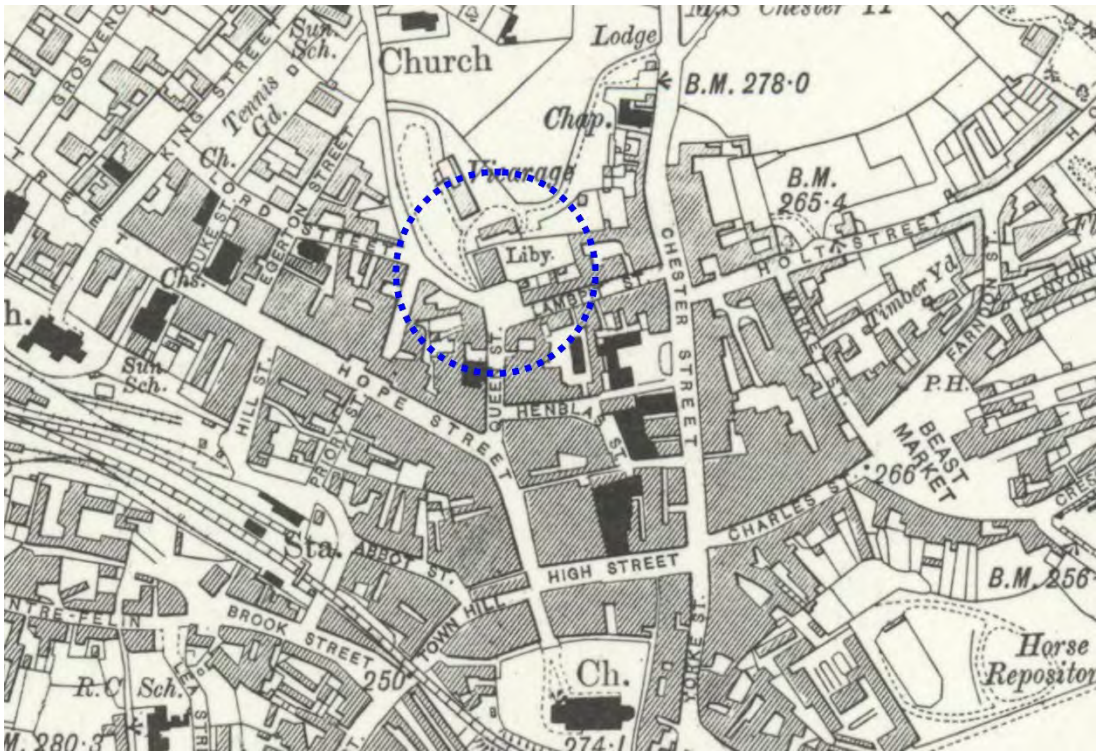


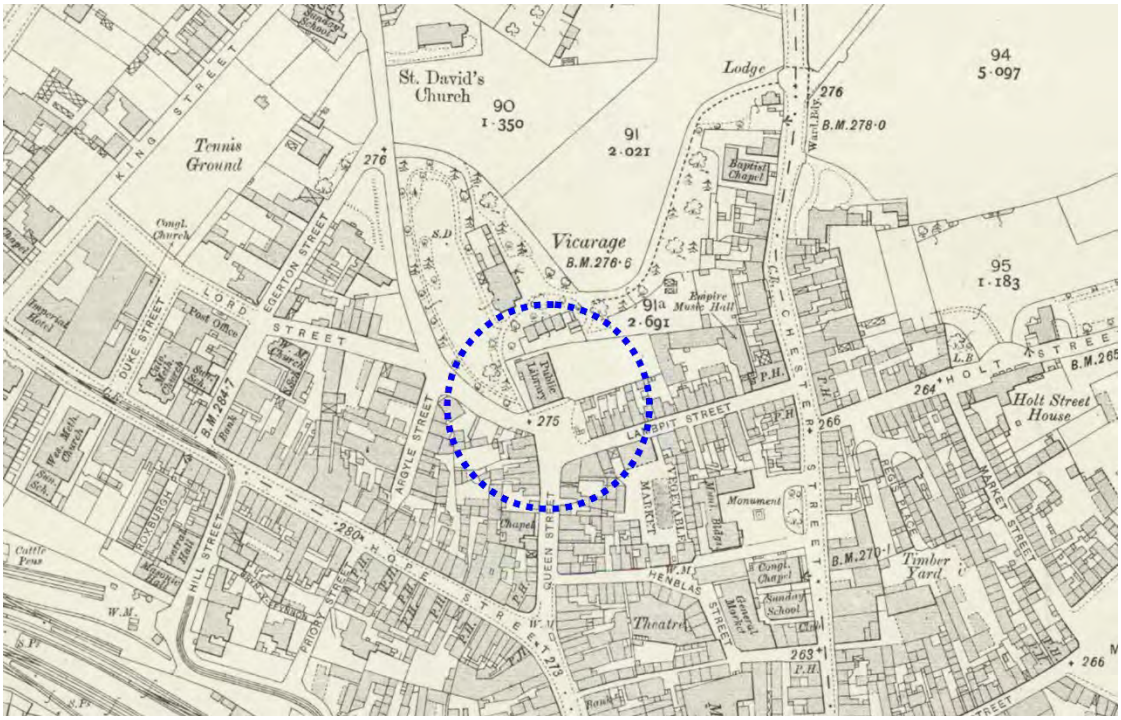


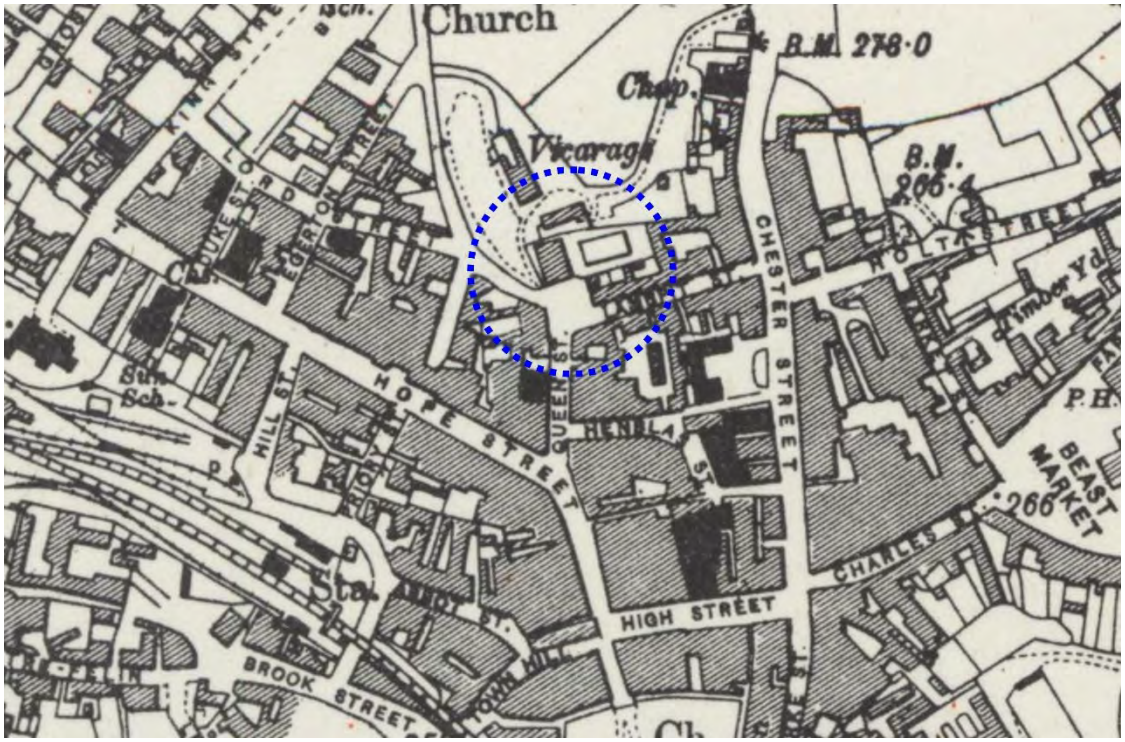
There is also a vacant site (the garden space) immediately to the east of the new library building which on the 1:1250 scale, Ordnance Survey map of 1958, was occupied by The Glyn Cinema, a building which stood until the four-storey Lambpit Street Council Offices were constructed during the early 1990's. Three-storeys of the building are faced with buff brickwork, and the fourth is contained within a slate-clad mansard storey. An octagonal tower, with corresponding

turreted roof stands at the external corner of the elevations which face Queen Square/Rhosddu Road and Lambpit Street.





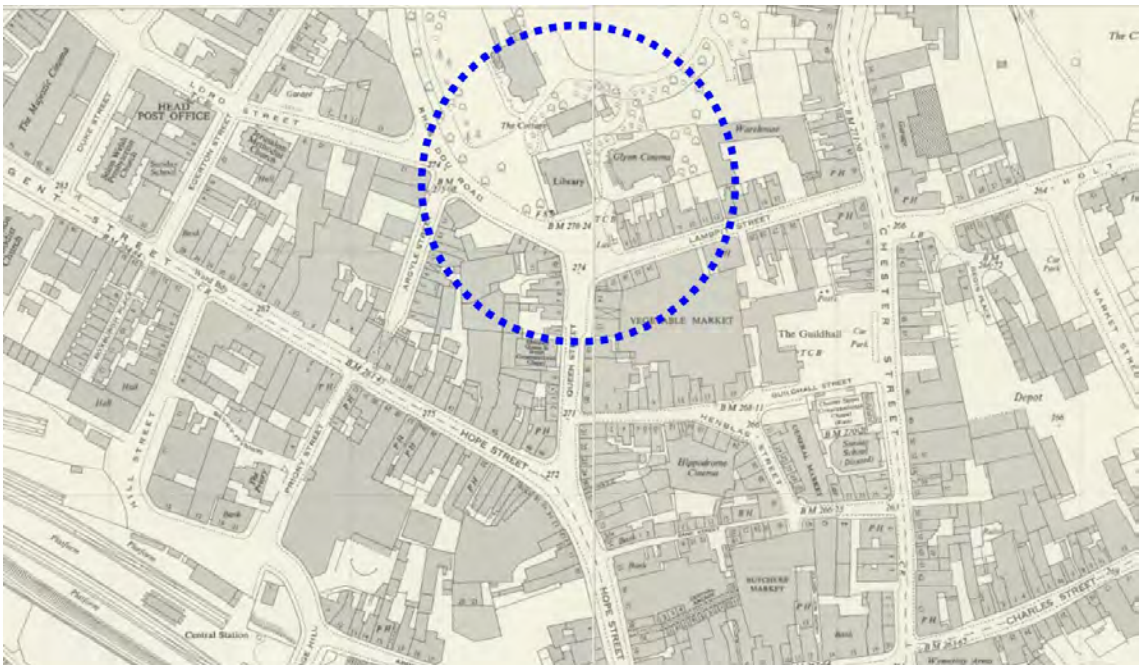




It is of note that a widening of the junctions to Rhosddu Road, Lambpit Street and Queen Street had taken place on the 6-inch 1909 (published 1915) Ordnance Survey map to create a small urban square at the intersection and has created a sense of place and gathering.

The site of Llwyn Isaf House/Vicarage and Cottages, immediately to the north and northwest of the Old Library Building was redeveloped as the Guildhall for The Council between 1959 and 1961. Stephenson Young & Partners from Liverpool,were the Architects of the three-storey brick building with a copper roof covering, acknowledges within its design aesthetic the Scandinavian influences of the time with a cautiously modern neo-Georgian aesthetic and which was later extended by the Borough of Wrexham Maelor Public Works in 1981.

To the south of the Old Library, and on a site that was redeveloped in 1999, at the junction of Lambpit Street with Queen Street with the demolition of a half-timbered Victorian façade and there previously stood a complete block of retail premises and at its centre stood the Vegetable Market, previously known as Birmingham Market, with one of its entrances opening directly on to Queen Street. The two-storey development is finished with a combination of red facing brickwork, feature, concrete blockwork, artificial stone details and aluminium windows.



2.2 The Building History

Wrexham's Library, in common with most Welsh libraries owes its beginnings to the Society for the Promotion of Christian Knowledge which concerned itself in the early 18th Century with making books available to ordinary people through parochial libraries and in the course of the century, Lady Dorothy Jeffreys and other influential people supported the SPCK's efforts. Much of this information is contained in two volumes written by Mary Clement, entitles SPCK and Wales, 1699-1740.

On November 18th 1703, a committee for the erection of "Lending Libraries" was established. On March 4th 1707, deeds of trust for setting up the lending libraires were completed. The members of Parliament who served Wales were asked to become trustees of these Lending Libraries. The Borough of Wrexham Public Library Centenary Report 1956-1957 states "the two volumes by Mary Clement also contain the first references to a Wrexham Lending Library. The Rev John Price, Vicar of Wrexham (1687-1715) was the local correspondent and dispatched frequent memoirs, especially for the supply of Welsh literature. He writes "We find it most convenient to set up Welsh Schools that being the language that parents best understand". In 1711 he writes, *"Sorry to find no Welsh books in the last parcel. English books are not proper for the poor of the neighbourhood, who only understand Welsh and are very fond of their language"* These records state *"That the main concern of the SPCK from 1703 to 1711 was with libraries for Wales". … Gradually the range of books was extended to include history, standard literature, poetry, biography and books for children and membership was open to all at a nominal charge per volume borrowed. These early institutions had in mind instruction in accordance only with their own religious views, but they contained the germ from which the public lending libraries developed.*

The first Public Libraries Act was passed in 1855. It permitted Town Councils, who desired to do so, to levy a rate not exceeding one half-penny in the pound for library purposes. A strange feature of the Act was the clause which stated that no part of this levy was to be spent on the

purchase of books. The Town Council adopted the Act in March 1878, and the library was placed in the Upper Assembly Room of the Old Town Hall on High Street with a staff of one. The first Librarian, Richard Gough, was appointed in November of the same year. No books were issued for home-reading and the total expenditure for the year was £150. A newsroom was added in 1879. Book supplies were dependent on private subscriptions in cash or kind, or on grants from the dividend of £25 per annum from the Working Men's Hall Trust Fund and a £10 grant from the Lady Cunliffe Memorial Fund. It should be noted that this was approximately 20 years after Wrexham became a Municipal Borough (September 23rd 1857) that the opportunities afforded by the Public Libraries Act were eventually enacted.

In 1871 a Working Men's Institute was opened at Mount House, Mount Street, but its life was short-lived before it ceased to function, but upon its disbandment its capital of £950 was presented to the public library in trust and the interest of £25 per year continued to be received to support its activities and function. The Free Library Committee formed in 1879.

In 1884 the Library was transferred to the Guildhall, which at that time stood on Chester Street, and had become the property of the Corporation. In 1889, thanks mainly to the generous gift of £390 from the Committee which had organised the National Eisteddfod in Wrexham, lending and reference departments were established. In 1912, when the Eisteddfod next visited Wrexham, the Library received a further gift of £250 from the same source.

Despite the restricted conditions in which, the Library Committee operated, it included many of the most influential townspeople, who carried out their work with such enthusiasm that the space available for storage in the Guildhall became quite inadequate. In 1894 the library had 4,140 books but by 1900, this had increased to 19,011 and despite the recognition of the need, it was for reasons of cost and the lack of availability of capital funding that delayed progress for an extended period of time, but an appeal from Mr Thomas Bury, the ex-Town Clerk, to the munificence of Mr Andrew Carnegie resulted in a grant of £4,000 against the estimated cost of the building, with an additional £300 being awarded for furnishings. This aligned with the commitment of Carnegie, who "chose free libraries as the best agencies for improving the masses of the people, because they only help those who help themselves", and he undertook to erect suitable library buildings in any town which would assure their adequate maintenance.

The Llangollen Advertiser reported on Friday 26th June 1903 about the Gift of £4,000 by Mr Carnegie in the following terms –

In response to the appeal of the Wrexham Free Library Committee and Town Council, Mr Carnegie's secretary writes to the Town Clerk of Wrexham: "Responding to your appeal on behalf of Wrexham, Mr Carnegie will be glad to give £4,000 sterling to erect a free public library building for Wrexham if the Free Public Libraries Act be adopted and the maximum assessment under it levied, producing £276 a year as stated by you. A site must also be given for the building, the cost not being a burden upon the penny rate".

After considerable and prolonged discussion at the time, the site of the Yspytty property was purchased by The Town Council from the Market Hall Company that stood at the intersection of Rhosddu Road, Lambpit Steet and Queen Street as the site of the library and offered a premium for the design best adapted to suit this setting. More than one hundred architects submitted plans, and that of Mr Vernon Hodge, Teddington, London, was finally selected. Unfortunately, considerable delay took place with regard to the selection of the site, and many months elapsed before the Town Council were able to come to a definite decision. The Cheshire Advertiser reported aspects of these deliberations on Saturday January 30 1904 by stating that –

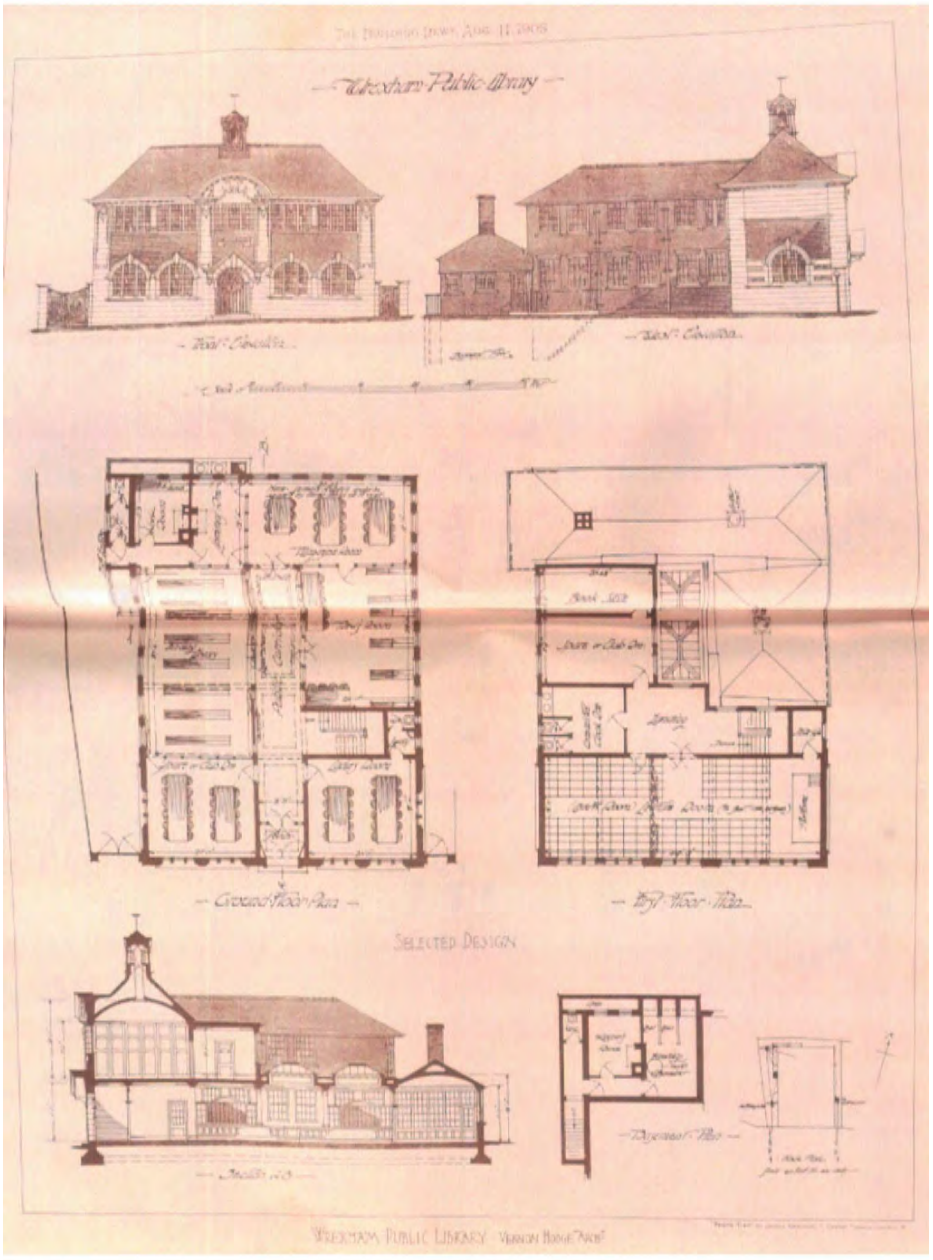
"On Tuesday, the monthly meeting of the Council was held, the Mayor (Councillor Birkett Evans) presiding. – With reference to the suggested sites for the proposed Carnegie library building, the Town Clerk submitted a statement as to the position of the Council in regard to the Guildhall and Yspytty properties respectively. Mr Sauvage moved that the question of the site to be selected be re-opened and that the resolution passed on the 8th December in favour of the choice of part of the Yspytty property be rescinded. He strongly advocated a portion of the

Guildhall site, as being the most desirable in every way for the purposes of a Free Library. The resolution was carried. …"

In April 1905, over 100 competitive designs were submitted to Mr W E Willink of Liverpool, and the Llandudno Advertiser on Saturday May 6th 1905 reported that –

"On Tuesday night the committee were charged with making the arrangements for the proposed Carnegie Free Library in Wrexham , towards which Mr Carnegie has offered £4,000, met to receive the report of Mr W E Willink, of Liverpool on the plans sent in for competition.

Mr Willink reported that 104 plans were sent in. Speaking generally, he could not say that the plans and designs were of high order, but with so large a number of competitors it was certain that many would be young and inexperienced men. As the number were reduced, however, the merits were more conspicuous, and the difficulty of selection became greater. He awarded the first premium to Mr Vernon Hodge, of 11 Grand Parade, Teddington and added that from his plans he felt no hesitation in recommending that his designs be adopted. He awarded the second premium to Messrs Graeme-Watt and Tulloch, Belfast. It was decided that the accepted plans be forwarded to Mr Carnegie for his approval."



The Mayoress, Mrs Birkett Evans laid the foundation stone on January 1st, 1906, and The Chester Courier on Wednesday 3rd January 1906 reported this significant event in the following terms –

"The foundation stone of a new free library was laid at Wrexham on Monday by the Mayoress of that borough (Mrs E. Birkett Evans). Mr Carnegie has promised £4,000 towards the cost of the building of which Mr Vernon Hodge is the architect and Mr George Rowley of Gresford, the builder. Alderman W. E. Samuel, the senor alderman of the borough said it was peculiarly appropriate to begin the new year by laying the foundation-stone of an institution which would do so much to deepen and broaden the intellect and outlook of those who would be called upon to take a part in the public life and management of the community. Alderman Samual afterwards presented the Mayoress with a silver trinket box, in the shape of a representation of the library when completed as a souvenir of the occasion".

The address at the opening ceremony of the new Free Library was performed by Sir Foster Cunliffe of Acton Hall on February 15th, 1907. The building was described as being adequate to meet the needs of Wrexham's then population of 14,000. It included a large lecture hall which the Mayor, at his discretion, could let for public meetings. It had a book stock of 8,000 and issues were in the region of 15,041, expenditure £580, staff 2No. Later this room became a local Museum, a most interesting adjunct to library work, but with the growth of population the whole accommodation of the building was required for purely library work. The museum then became the Reference Library Room and when the population approached the 30,000 mark an enlargement became essential.

During the address at the opening of the New Carnegie Library, the Mayor specifically made a point to *"congratulate Mr Hodge, the architect, upon his admirable design of the building, and Mr George Rowley, the contractor (from Gresford), upon the excellence of his work, and also our old fellow townsman, Mr B. Owen for the interest he has taken in his duties as Clerk of the Works."*



The Mayor went on to say "I refer to the honour which is given me today to make the first public speech in the first public building erected in the incorporated borough of Wrexham (applause). The town has been incorporated for half a century and it is now in its fiftieth year, and we are opening the first public building during that time ("shame" laughter). Whatever else may be laid to the charge of the Town Council, no one, not even its greatest enemy, can accuse that body of being extravagant with new building material (renewed laughter). However, we are making a step forward today (hear hear). Wrexham has been notorious it is true, for possessing one public building that is worth looking at. It is also I am afraid, notorious for the fact that it has not a second building up to the present at any rate, of a public character that was worth visiting. We have made a step forward and now, in the 20th Century we are opening a second building which we might say is a companion to the grand old pile, the Parish Church, which was erected in the 15th century (hear, hear). That being so, I was wondering whether it was too much to hope that our next step would be in the direction of a new town hall or municipal buildings which would be worthy of a town which claims to be the metropolis of North Wales (applause).

In the first place we have to tender our thanks to Mr Carnegie for the very noble gift which has enabled us to erect this library. It might be interesting to some of the those present if I were to tell them how Mr Carnegie first came to be interested in Wrexham. No doubt Wrexham would have been placed on his list sooner or later, but I believe his decision to contribute towards this library was hastened by reading a book written by one of the members of the Free Library Committee, a gentleman whom I am pleased to see amongst us today (applause for A N Palmer). At the end of the year 1900 a certain member of the Town Council sent to Mr Carnegie a copy of the Mr A N Palmer's book on the history of John Wilkinson of the Old Bersham Ironworks. Naturally, Mr Carnegie, the largest iron master the world has ever known, would be deeply interested in reading the life of John Wilkinson, the pioneer, or the father as he was called of the iron trade, who had his furnace at Bersham and lived at Brymbo Hall. … We have also today to acknowledge the debt of gratitude we owe to the memory of the late Sir Robert Cunliffe, who as the last trustee of the Old Working Men's Institute, most willingly consented to the diversion of the fund of that institution, which enabled the Town Council to acquire this plot of land without in any way adding any of the capital cost to the rates.

In 1933, the first qualified librarian Miss Myfanwy Davies was appointed. World War II had a major impact on the library. In 1939, Wrexham received 9,600 children who were evacuated from Merseyside: as a consequence, the library received 500 juvenile and 700 adult books from Liverpool Library. The Blackout also led to an increase in reading and the number of library borrowers increased dramatically. Part of the Library was taken over by the Food Office and an Information Bureau.

In 1951, plans to enlarge the building were sanctioned and building commenced. The total cost was £6,641. The opening ceremony was performed on October 15th 1952 by His Worship the Mayor, Councillor Eric McMahon. The Mayor described aspects of the building in the following terms, whereby the enlarged library, in addition to providing modern facilities throughout, contains The Wrexham Room in which the extensive and valuable collection of items of local historical value are being brought together, and an excellently equipped Exhibition Room in which works of Art and Craftmanship can be displayed, or cultural lectures or discussions carried out. The Librarian at the time of these works, was Mr Clifford Harris (who in 1959 had been in post for eleven years).

The Wrexham Leader, under the headline, Library Becomes and Important Centre on the 18th December 1955 stated -

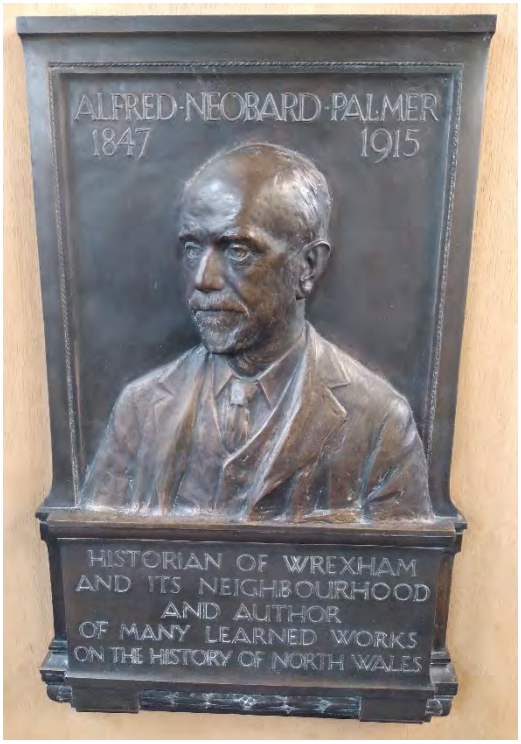
Extensions to Wrexham Public Library, which included enlargement, modernisation and re-decoration have proved a boon says the annual report of the Library Committee. The report, heard at Monday's meeting of the committee, said the new building fitted more appropriately the function for which it was intended and provided facilities for improved service to an extent which amply justified the cost.

"The new combined exhibition room and lecture room will satisfy a very real need in this locality.". … "The Wrexham Room at last makes a fitting provision for housing the valuable local collection and provides a much needed and dignified committee room"

"Additional administration space greatly simplifies the smooth operation of the library and the improved heating and fluorescent lighting is welcome by both staff and public alike. Hardley less important, the improved colour scheme makes the library a brighter place to visit" says the report.

Unqualified success of the exhibition room was confirmed when it was announced that the North Wales branch of the Guild of Welsh Craftsmen, who support two exhibitions annually, have decided to include one at Wrexham.

It should be mentioned that A. N . Palmer, the noted local historian, was for many years a member of the Wrexham Library Committee, and a bronze plaque of Mr Palmer ornaments the entrance hall of the library (now held within the Wrexham Archive within the Public Library Building). Mr Palmer died on March 7th 1915, aged 67.



The Wrexham Public Library building was vacated of its library function in 1973 when it moved to its current Llwyn Isaf location. The new building was opened on the 24 January 1974 was described as being a Library and Arts Centre. Since this date, the Old Library was used as council offices. The building remains in the ownership of Wrexham County Borough Council and as of 2023, it was used to house the council's IT department.

The Old Library on Queens Square has been closed to the public for some years and in December 2020, Wrexham Council announced it was planning to sell the building. This follows previous revelations that the Council were vacating the building by moving their IT systems into the renovated Crown Buildings. In January 2023, the council asked for expressions of interest from any potential new occupiers and described the building as "under used". In April 2024, it was announced the building would be converted into a "multi-purpose creative hub".

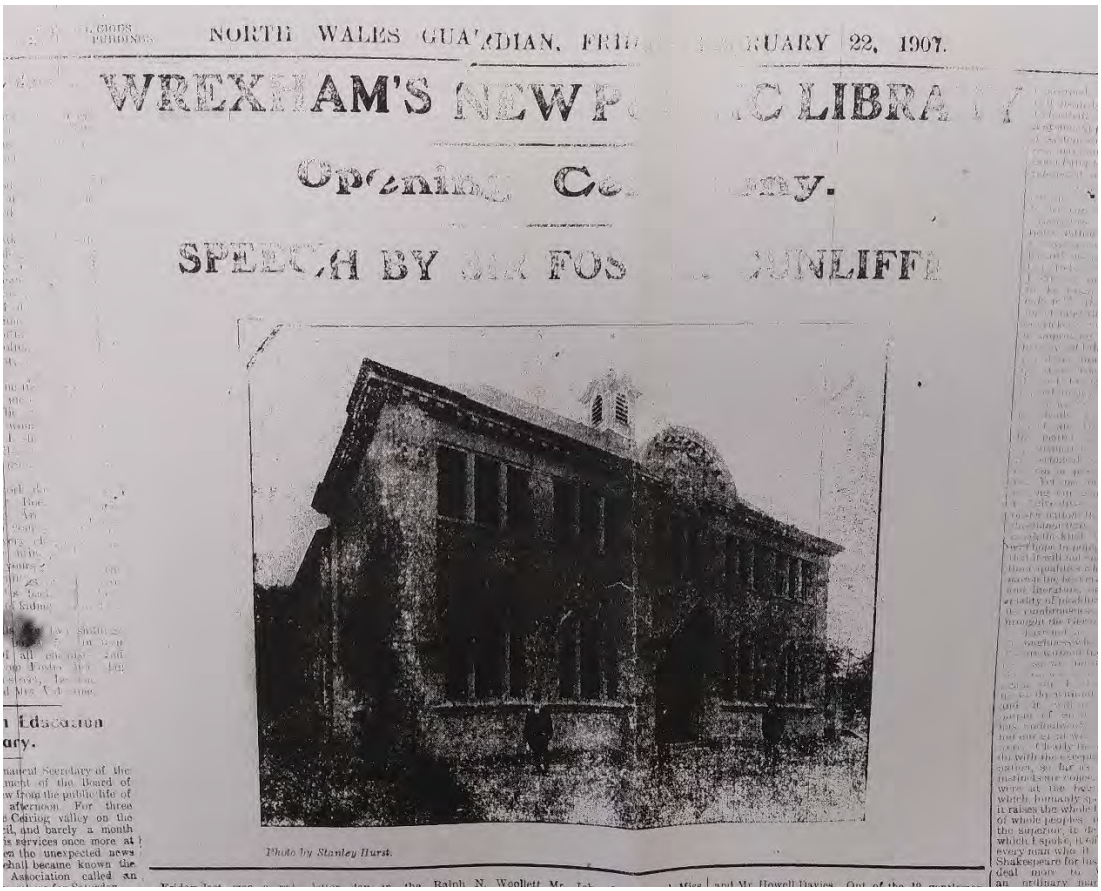
2.3 Building Materials and Details of Interest

A description of the building taken from a newspaper article in the North Wales Guardian on Friday 22nd February 1907 conveyed the new design of the new Library in the following terms – *"The architecture of the building is in the free modern style, simple and dignified and is*

admirably adapted for the purposes required. The materials used are Cefn Stone and Ruabon red pressed facing brick, and the front portion of the roof is covered with Westmoreland slates and the back portion with Bangor slates. The main entrance is secured with a pair of handsome wrought iron gates. The interior is treated suitably and simply for the requirements of the building. On the ground floor is a ladies room to seat about 20 readers, a room for reference of the same size, a spacious general reading room to seat about 50 persons and lending library capable of holding about 20,000 volumes and fitted with Cotgreave's patent indicators, and a librarians room adjoining which is centrally situated to enable practically the whole of the building to be supervised.

The first floor consists of a very fine lecture hall, running the whole length of the front of the building with seating accommodation for about 200 people. This room has curved panelled ceiling and is provided with a platform and screen which can be utilised for lantern views. Off the lecture hall is a retiring room, a book club room and a room for storing books, that latter being accessible from the lending library by means of a spiral staircase. The basement contains the heating chamber, a room for repairing books and the cleaner's store. Public and staff lavatory accommodation is provided, and an efficient system of heating and ventilation had been introduced, enabling rooms to be kept at a normal temperature all the year round.

The whole of the building is installed with electric light, the work being done by the Triplex Company. The heating has been carried out by Messrs Dargue, Griffiths and Co of Liverpool and the gates were made by Messrs Hardman Powell and Co, of Birmingham. The stone carving consisting of the Borough Arms and the Dragon of Wales, were artistically executed by Mr Bosker, Wrexham. In the vestibule is a granite stone, containing the following inscription, "This Public Free Library is the gift of Mr Andrew Carnegie to the Borough of Wrexham. The memorial stone was laid by the Mayoress, January 1st, 1906. Vernon Hodge, Architect: E. Birkett Evans, Mayor" Great credit is due to the contractor, Mr Rowley (of Gresford) and to the Clerk of Works, Mr Benjamin Owen, for the very satisfactory manner in which the work has been carried out."



NORTH WALES GUARDIAN, FRI... RUARY 22, 1907.

WREXHAM'S NEW P... C LIBRA...

Opening Ce... ony.

SPEECH BY ... FOS ... NLIFFE

Photo by Stanley Hurst.

The main elevation to Queens Square, together with the return elevations which sit beneath the hipped roof structure and covering form part of the original 1907 composition. The architectural style is described as an Edwardian, Baroque or Queen Anne revival where the construction to the outer walls is a loadbearing masonry construction of dressed, Cefn sandstone, particularly at ground floor level, that frame panels of pressed locally made brickwork, that are constructed with a Flemish Bond to the external face, and it is assumed (though not currently known) an English Bond inner finish. The much simpler and plain west facing elevation to Queen Square also appears to have remained relatively true to its 1907 design, though the massing and composition at the northwest corner was altered by the construction of the 'Wrexham Room' during the early 1950's. The elevation is constructed of pressed brickwork in Flemish Bond with segmental brick arches to the ground floor window openings. It is of note that the first-floor composition to the fenestration at the southwest end of the elevation does differ slightly from that of the original design, but it does remain largely intact where three pairs of four sash windows are spaced in a way that echoes the widths of the implied pilasters/inferred columns within the dressed stonework to the front of the building.

The projecting, continuous sill to the semi-circular segmental arched ground floor window openings to the front and return elevations of the main façade, imply a strong and well-proportioned base/plinth to the building, whilst the expressed, continuous hood moulds with their dropped keystone details frame the tripartite openings into which the small rectangular modules of the painted steel framed windows (with a central pivot opening and side casements) sit within a rebated detail. At first floor level, the continuous band of windows, that are set between stone mullions are all side-hung casements with a fixed central light.



The main elevations are further articulated by the carved coats of arms/cartouches at the top of the implied pilaster details. The carvings replace the capitals of a more overtly classical composition while the central bay has been emphasised by the segmental pediment with a broken base and modillion cornice details that conceal what is assumed to have been a concealed mastic asphalt gutter detail at the bottom of the pitched roof. A gutter has now been fitted at the base of the pitched roof which is connected to two outlets on the return east and west facing elevations. The peaked, stone entrance canopy detail sit on a pair of large console brackets that are in keeping with the design consistency of the whole. The painted and it is

assumed, once gilded outer iron gates are again well designed and proportioned to complement the architectural design and detailing of the original design intentions.

Three of the four roof pitches at the front of the building (unaltered 1907 section) are covered by a green Westmorland Slate that has been laid to diminishing courses but relatively consistent widths that extend down to an elegant swept eaves detail. Adjustments have been made to maintain the side lap in a number of locations, but the setting out is very consistent. There are currently rolled lead and hip flashing details to the covering, but it is not known as to whether these are original. The roof structure is a timber purlin and rafter construction that sit on timber trusses within the roof void. The rafters are covered with t&g boards, though it can not be confirmed as to whether the slated finish sits on a counter-battened and battened build-up.

The roof structure is surmounted by a centrally positioned bell turret/cupola which it is assumed was once used as a ventilator, but the louvers currently appear to be sealed and have possibly been a decorative detail in the main. The cupola and the base to the bell turret is covered in lead over painted, timber details and a framed timber structure.





It is assumed (but cannot yet been confirmed) that when alterations were made during the 1950's and the building was remodelled (particularly the rear/north end) that the north facing roof pitch was recovered with a purple Penrhyn Slate of equal width and length. The outer west facing pitch has been covered in the same material, but in all other locations, the remaining brick parapeted flat and pitched roofs have been covered with a 'torched on' mineral asphalt covering. This includes the shallow pitched roof over the larger exhibition space of the 1950's extension, where the current covering probably overlays the original standing seam copper roof covering. The current twin/triple wall polycarbonate rooflight panels that straddle the ridgeline above the exhibition space, probably replaced single glazed, glass panes (possibly Georgian wired). The later additions are of low heritage value, but when opening up in the future, a record of the construction build-up should be undertaken.

Externally, the painted steel windows to the front and side elevations are all original 1907 units and the ironmongery also remains in a relatively good condition, though some windows have ceased due to overcoats of paint in many instances. Insensitive introductions of window-fixed extract fans have also taken place, see the east elevation The 8-over-12 painted timber ground floor sash windows are likely also original, though again, a modification has taken place in one location where another extract fan has been inserted (with the removal of glazing bars). The 8-over-8 first floor sash windows are likely also original but require maintenance and repair. Elsewhere, there are likely to be some original survivors of the ground floor 8-over-12 and 3-over-3 painted timber sash windows to the west, north and east facing elevations, but at first floor level, more changes, and later changes have taken place with the introduction of painted

timber casement windows and painted steel casement windows that are fixed within painted timber subframes. With the exception of the glazed, timber entrance screen and half-glazed doors at the main entrance which are original, there is no external door joinery of significance. Much of the glass within windows appears to be original or contemporary with the extensions and alternations that have taken place and the variety of patterned glass to ancillary rooms or WC spaces is also quite interesting due to its variety.

Honeycomb patterned, ventilation grill openings are visible around the building and certainly within the earliest areas, these correspond internally with cast iron openable fittings internally. There are also a number of decorative terracotta ventilation bricks that are of interest.

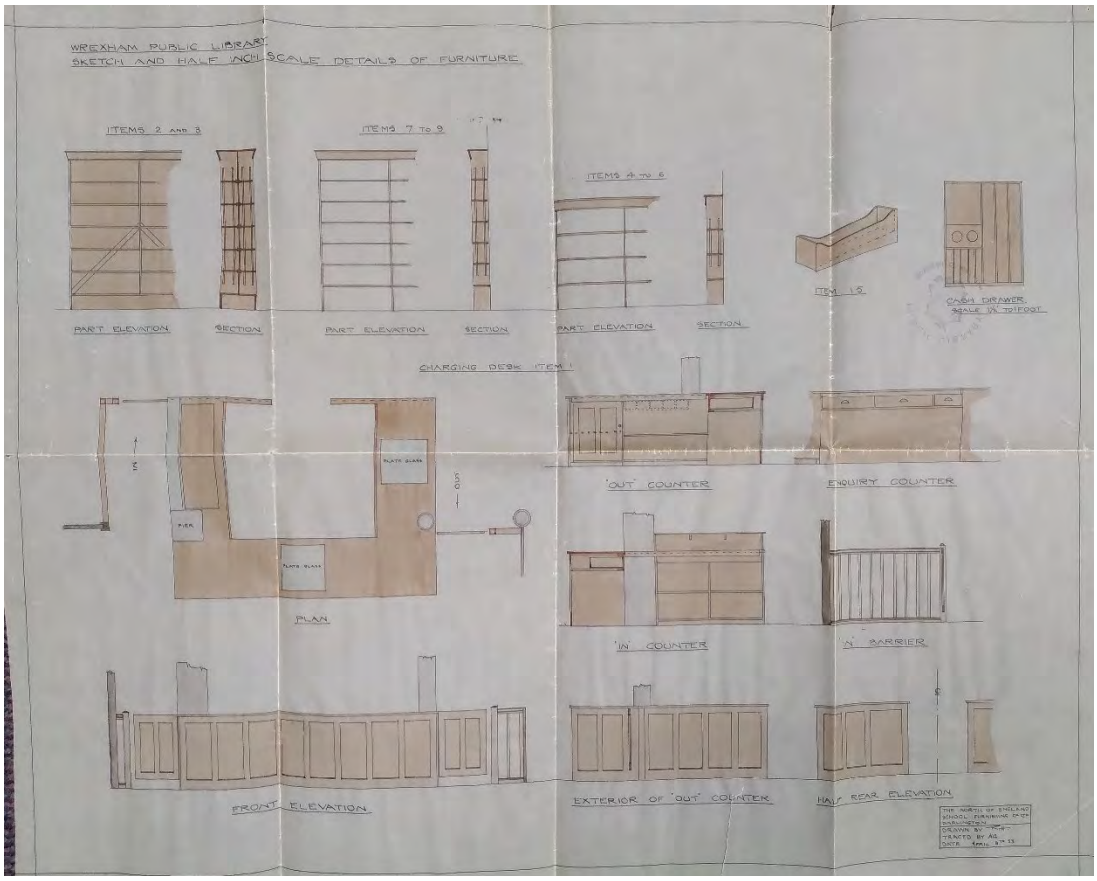
With regard to rainwater goods and externally fixed foul waste pipework, there exists a mixture of painted cast iron and painted UPVC fixtures and fittings.

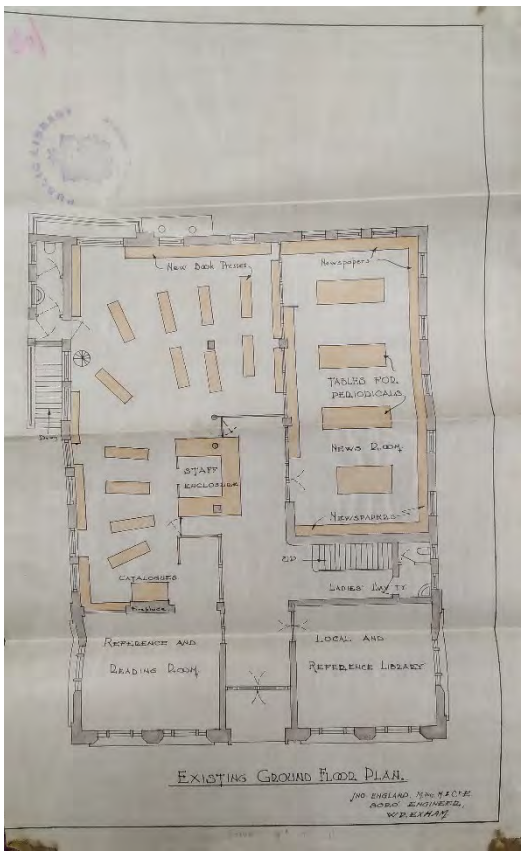
It is not known how far the concrete structure of beams and columns extend into the depth of the plan at this time, but much alteration has taken place to many aspects of the building as it has been extended and modified extensively throughout its existence. Much change has occurred in response to the demands of an increasing town population, the priorities apportioned to library, archival and museum services by social and political priorities/fashions and the perpetual advancement of technology.

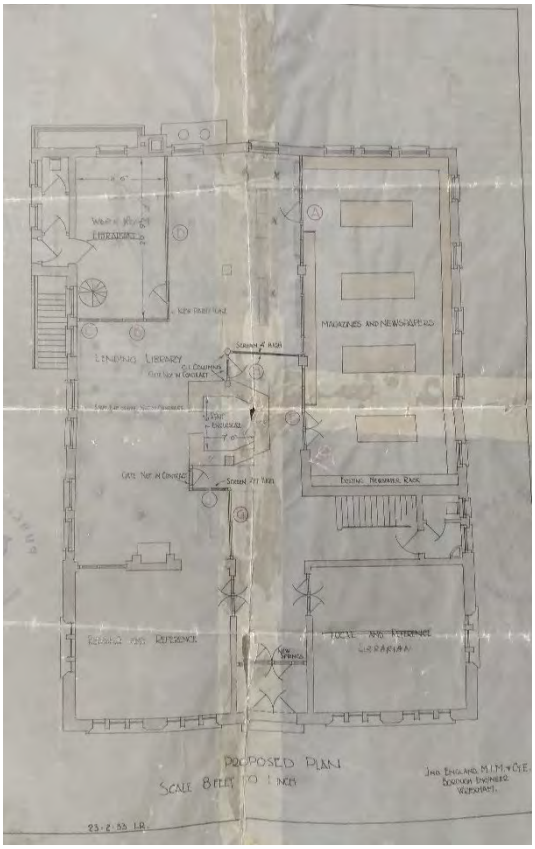
The records that are held by Wrexham Archive, include a small number of architectural drawings of internal plan layouts from the early 1930's, where alterations to the internal configuration of the rooms are illustrated. It is not known as to whether any of the layouts were implemented during the period up to the time 1950's extensions and remodelling of the building (see drawings date March 1951). There is no obvious evidence that the fixtures and fittings illustrated remain within the building, but fortunately, a couple of plans, sections and elevations do exist and provide an informative understanding of the works that took place.

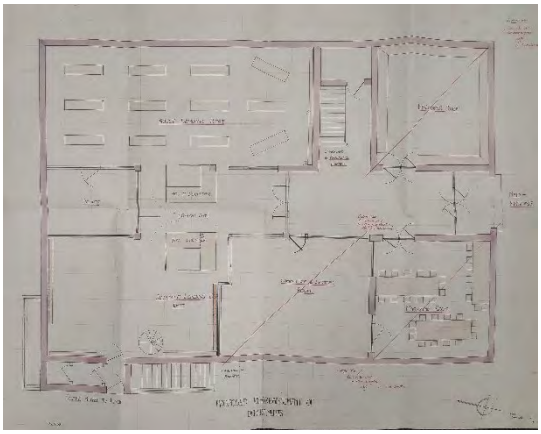


Of note is the extent of the alternations made to the brickwork on each elevation. The drawings clearly indicate the new first floor brickwork, the introduction of new window openings and modification of the existing. Alterations to the framing and new first floor construction is also illustrated, with the creation of the new exhibition space and Wrexham Collections Room. The drawings indicate internal alterations to the corridor that led to the Wrexham Room and the new roof configurations that included the removal of an existing chimney, flue and fireplaces, flat roofs to the linking extensions and a new copper roof covering with rooflights over the exhibition space.

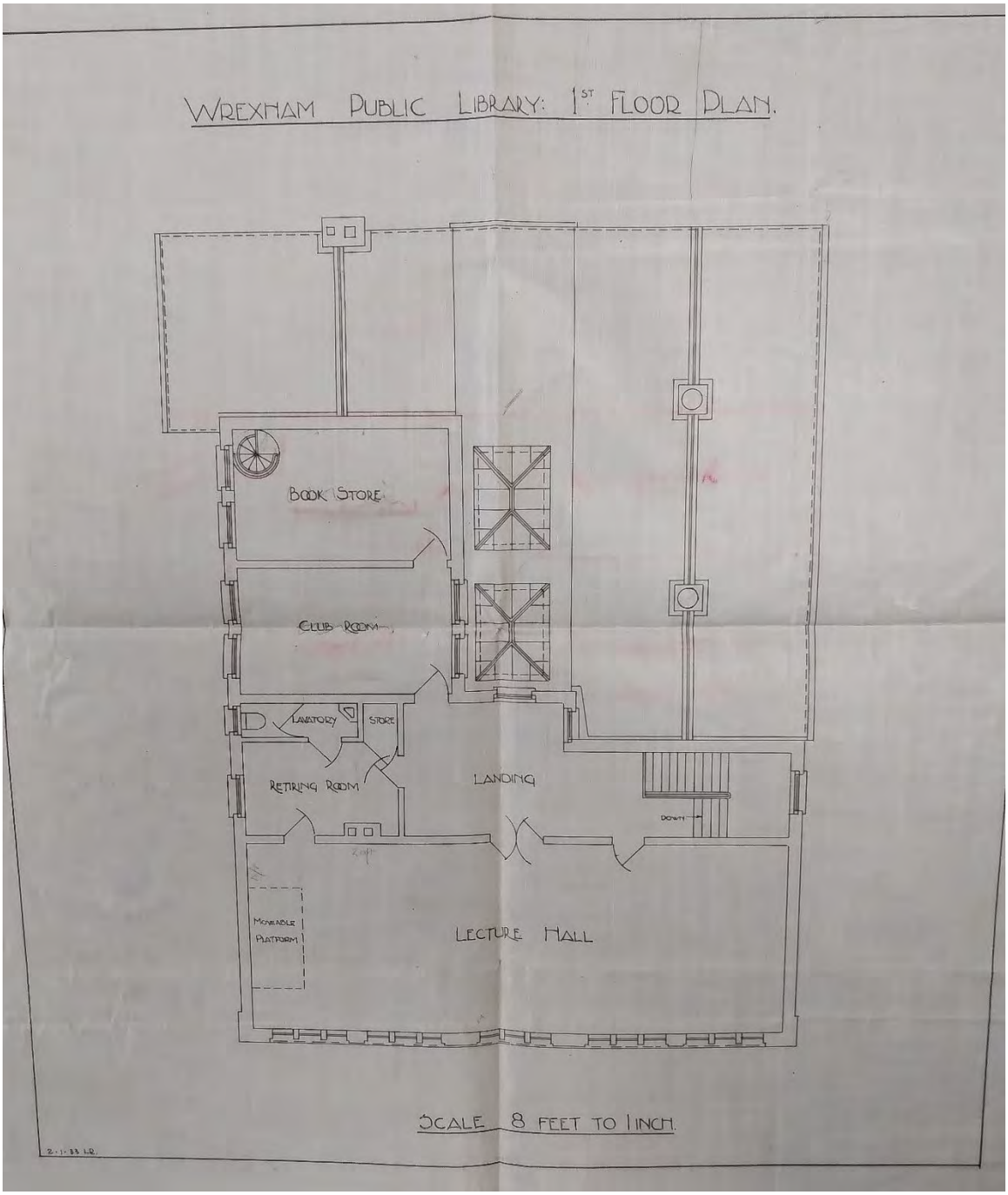

WREXHAM PUBLIC LIBRARY
SKETCH AND HALF INCH SCALE DETAILS OF FURNITURE
ITEMS 2 AND 3
ITEMS 7 TO 9
ITEMS 4 TO 6
ITEM 15
CASH DRAWER.
PART ELEVATION
SECTION
PART ELEVATION
SECTION
PART ELEVATION
SECTION
CHARGING DESK ITEM 1
PLAN
'OUT' COUNTER
ENQUIRY COUNTER
'IN' COUNTER
'IN' BARRIER
FRONT ELEVATION
EXTERIOR OF 'OUT' COUNTER
HALF REAR ELEVATION

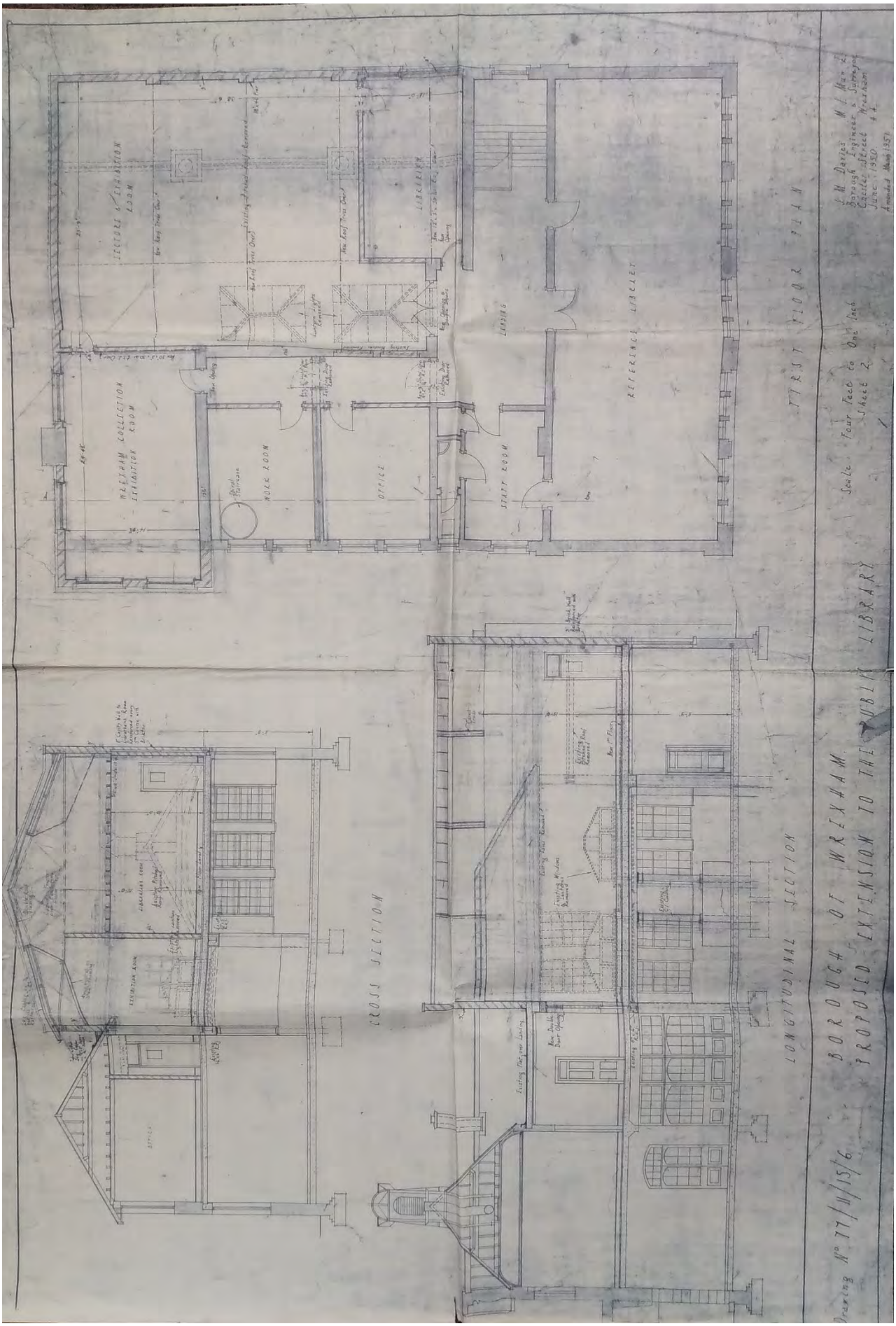

New Book Presses
Newspapers
TABLES FOR PERIODICALS
News Room
STAFF ENCLOSURE
NEWSPAPERS
CATALOGUES
LADIES' DAY TY
REFERENCE AND READING ROOM
LOCAL AND REFERENCE LIBRARY
EXISTING GROUND FLOOR PLAN.

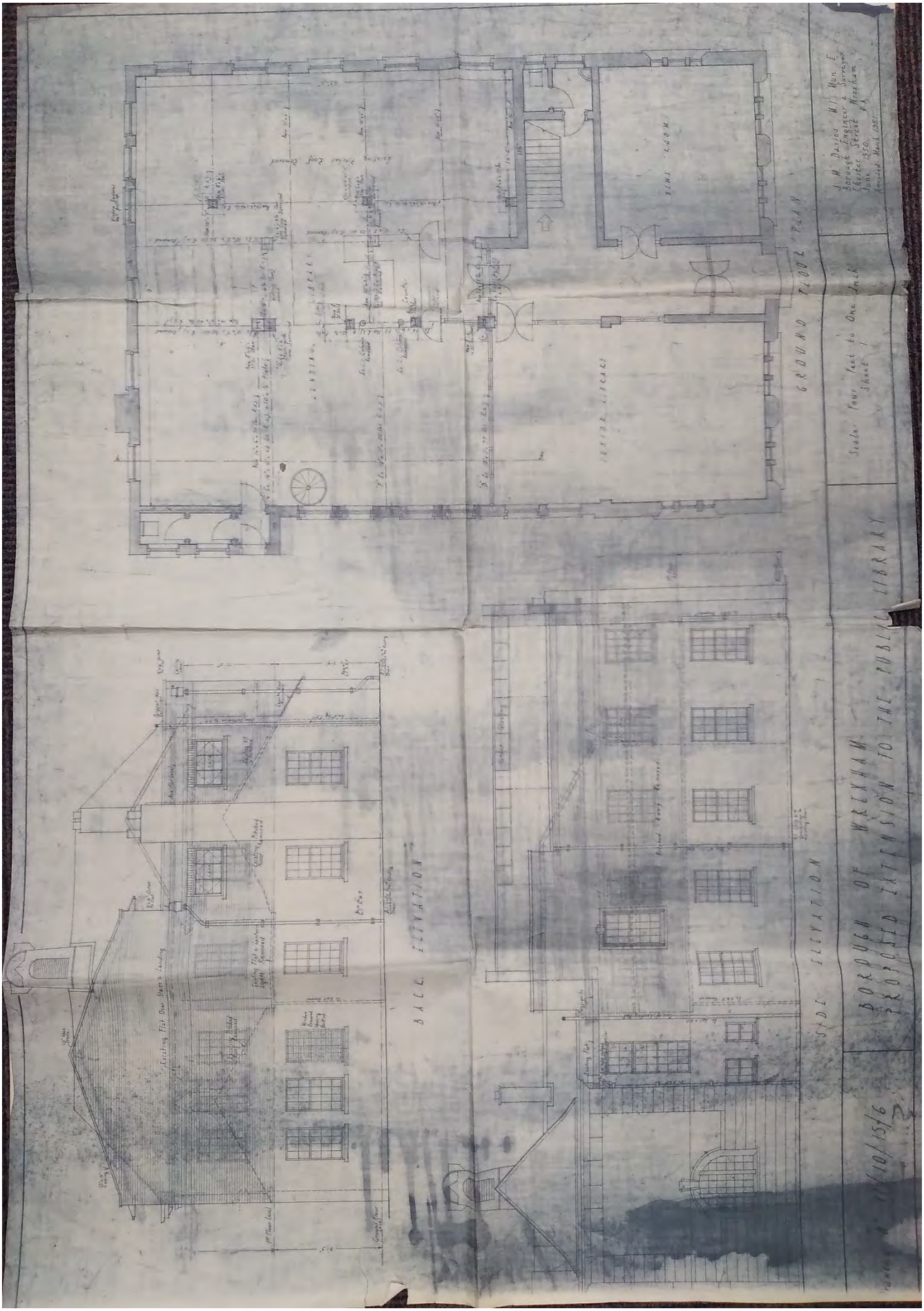

MAGAZINES AND NEWSPAPERS
LENDING LIBRARY
PROPOSED PLAN
SCALE 8FEET TO 1 INCH






WREXHAM PUBLIC LIBRARY: 1ST FLOOR PLAN.
BOOK STORE
CLUB ROOM
LAVATORY
STORE
RETIRING ROOM
LANDING
DOWN
MOVEABLE PLATFORM
LECTURE HALL
SCALE 8 FEET TO 1 INCH.

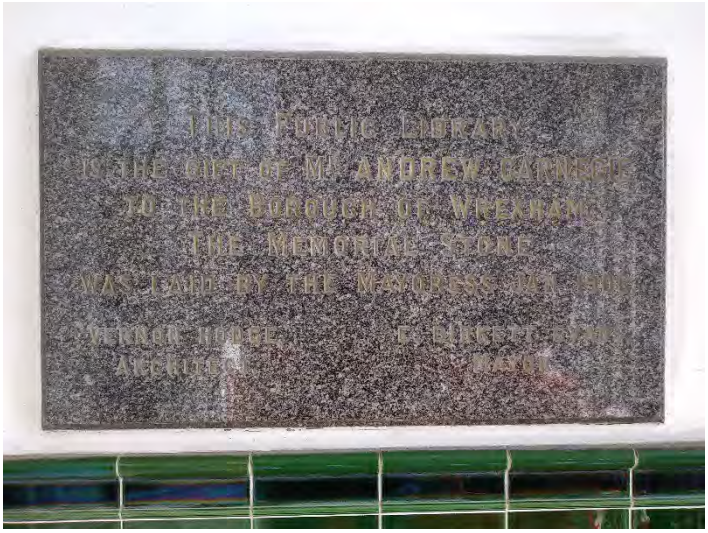

FIRST FLOOR PLAN
REFERENCE LIBRARY
LENDING
STAFF ROOM
OFFICE
MALE ROOM
WREXHAM COLLECTION EXHIBITION ROOM
LECTURE & EXHIBITION ROOM
LIBRARIAN
CROSS SECTION
LONGITUDINAL SECTION
BOROUGH OF WREXHAM
PROPOSED EXTENSION TO THE PUBLIC LIBRARY
Drawing No 77/W/15/6


GROUND FLOOR PLAN
BACK ELEVATION
SIDE ELEVATION
BOROUGH OF WREXHAM
PROPOSED EXTENSION TO THE PUBLIC LIBRARY

Following the many instances of refurbishment, remodelling and change that have taken place to the library, there remain very few details of architectural interest that reference back to the original designs of Vernon Hodge and the 1907 Carnegie Free Library. Details of interest which hold greater significance and heritage value internally include –

- The plain and encaustic floor tiles and mate well within the covered main entrance space, together with the glazed wall, skirting and dado tiles and commemorative polished granite plaque in the same location.
- The painted timber half-glazed door screen and double doors at the main entrance.
- Cornice and ceiling detailing within the hall space, together with in-situ run cement skirting details.
- A terrazzo floor finish within the main entrance, the extent and condition of which is not currently known, due to existing floor coverings.
- Within adjacent rooms at the front of the building there is evidence of the original ceilings and cornice details, though damaged and incomplete in numerous locations.
- The cast iron ventilator details in each room
- The existing window surrounds and windows to the main elevations.
- The Parque floor finishes where still evident.
- The staircase, central handrail and iron balustrade, together with what is thought to be a floor mosaic at the level of the half/landing to the dog-leg configuration. Details of the finish to the existing treads and risers are currently concealed.
- The plan layout towards the front of the building does echo that of the original layout, but door positions, dividing walls and the removal of fireplaces and flues have resulted in considerable loss. The position of the original staircase has remained unaltered, though a second escape staircase was introduced following the 1950's changes.
- The painted timber skirtings and architrave detailing to the principal first floor space that overlooks Queens Square, the joinery of the double doors into this space, together with an existing door that leads into an adjacent WC on the west side of the first floor circulation space.
- The proportions and detailing of the principal first floor room, originally designed as a presentation space, the profile and detailing of the ceiling, the windows and surrounds and the perimeter in-situ skirting detail, that is repeated from ground floor locations. The cornice and picture rail detail where applicable, together with the concealed ventilation openings in the ribbed ceiling detail. The Parque floor finish.
- The plan layout at the front of the building has remained largely intact as the landing space, the presentation/events space, the Librarians Office and Staff space do approximate much of the original designs. However the remainder of the first floor layout has changed on at least two occasions since the opening of the building.















Reference will be made to the heritage values and significance of key areas and details of the building in later sections, but the basic descriptions offered seek to convey that whilst the core of the 1907 building remains at ground floor level, and particularly towards the southern end/front of the building, the remainder is a reflection of the later alterations that took place during the 1950's and more recently.













2.4 Andrew Carnegie - Captain of Industry 1835-1919

Wrexham Library was built and furnished in 1907 with a grant of £4,300 from Andrew Carnegie.

Andrew Carnegie was born in Dunfermline, Fife, on 25 November 1835. Although poor - his father was a handloom weaver and his mother, the daughter of a tanner and shoemaker - Carnegie received an education and developed a passion for reading at an early age. Key influences in his life were Colonel James Anderson, who opened his personal library of 400 volumes to working boys each Saturday night (Carnegie was a regular borrower), and the radical views of his relatives, who were active supporters of the political and social reforms of the period.

Prompted by the economic depression of 1848 Carnegie's family emigrated to America, where Andrew began work in a local cotton factory but continued his education by attending night school. In 1851, Carnegie became a telegraph messenger boy in the Pittsburgh Office of the Ohio Telegraph Company, at a weekly wage of $2.50.

From 1853 Carnegie was employed as a secretary / telegraph operator in the Pennsylvania Railroad Company. He rose rapidly in the company and began to invest in the railroads and related industries. His rapidly growing fortune was boosted by the Civil War: in 1861 he was appointed as Superintendent of the Military Railways and the Union Government's telegraph lines in the East; and Pittsburgh became a centre of industry for the war, providing iron products and munitions carried by the railroads.

By shrewd investment in oil, iron and steel, Carnegie's empire continued to grow. He made regular visits to Britain, where he observed the rapid developments in the iron industry and was especially impressed by Henry Bessemer's new Converter. In 1870 he erected his first blast furnace and by the late 1880's Carnegie Steel was the largest manufacturer of pig iron, steel rails, and coke in the world, with a daily capacity to produce 2,000 tons of pig metal. By 1889, the U.S. output of steel exceeded that of the U.K., much of it owned by Andrew Carnegie. At

the height of his career, Carnegie was the second-richest person in the world, behind only John D. Rockefeller of Standard Oil.

In 1901, Carnegie's steel enterprises were bought out by the United States Steel Corporation, which had been specially formed by the banker John Pierpont Morgan, for that purpose. Carnegie's personal share from the sale was $225.6million.

In his article 'The Gospel of Wealth', published in 1889, Carnegie wrote that a "man who dies rich dies disgraced" and on his retirement, he used his vast fortune to set up a trust fund "for the improvement of mankind". In particular, he provided funding for the building of 3,000 public libraries - on the basis that he would build and equip, and the local authority would provide the site and maintenance. By the time he died in 1919, Carnegie had given away $350million and a further $125million was gifted to the Carnegie Corporation to carry on his good works.

2.5 Conservation Approach and Heritage Values

Lawray Architects and Wrexham County Borough Council are seeking to develop and apply an approach to the project and to conservation that will adhere to the structured approach that has been set out in the Cadw, Welsh Government Historic Environment Service published document '*Conservation Principles for the sustainable management of the historic environment in Wales* (2011)

http://cadw.wales.gov.uk/historicenvironment/conservation/conservationprinciples

where conservation is defined as – *"the process of managing change to an historic asset in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations"* (2011. P35).

Key to this is the need for all actions and decisions to be justified and for them also to be consistent. Sustainable management begins with a clear understanding of cultural and natural heritage values to ultimately define the 'heritage significance' of an asset. 'Informed understanding' is a term that is often used to best describe this end position and the series of steps that are necessary to ensure the often-difficult management decisions relating to change remain balanced and justifiable.

The purpose of the Heritage Impact Assessment is to gain an understanding of the historic environment resource to formulate as required:

- an assessment of the potential for heritage assets to survive within the area of study.
- an assessment of the significance of the known or predicted heritage assets considering their archaeological, historic, architectural and artistic interests.
- strategies for further evaluation (whether intrusive or not), where the nature, extent or significance of the resource is not sufficiently well defined.
- an assessment of the impact of the proposed development or other land use changes on the significance of the heritage assets and their settings.
- strategies to conserve the significance of heritage assets, and their settings.
- design strategies to ensure that the new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping.
- Proposals where applicable for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.

To this we can further add that the objectives of a desk-based assessment are:

- to assess the available information to determine the extent and character of heritage assets, in local, regional and national contexts.

- to assess the significance of heritage assets considering all of the cultural heritage values that people associate with it, or which prompt them to respond to it.

- to assess the impact (physical or visual) on heritage assets and their setting.

- To carefully consider and present mitigation recommendations aimed at reducing the impact of the new development on heritage assets and their settings.

- Finally, to present this information in a written report and the preparation and deposition of an archive of data generated by the assessment in line with professional standards.

The measure as to whether the decisions are appropriate and proportional to their circumstances or context should always relate back to and be appraised against the six principles for the sustainable management of the historic environment in Wales. They are:

- Historic assets will be managed to sustain their values.
- Understanding the significance of historic assets is vital.
- The historic environment is a shared resource.
- Everyone will be able to participate in sustaining the historic environment.
- Decisions about change must be reasonable, transparent, and consistent.
- Documenting and learning from decisions are essential.

Managing change to historic assets successfully and applying the Conservation Principles means taking decisions based on both a sound understanding of what is important and special about them and the impact of the proposed change. When thinking about any change, we need to begin by gaining a good understanding of the significance of our historic assets, and the meaning and value that they hold for us.

To help reach a shared understanding of the special qualities of our historic assets, we can also consider significance as a family of four heritage values.

- **Evidential value**: every historic asset has a unique story to tell. The surviving historic fabric and detail — whether above or below ground — helps us to understand when and how each historic asset was made, how it was used and how it has changed over time. Pictorial and documentary sources may also increase our understanding.

- **Historical value**: historic assets may illuminate particular aspects of the past. They can help us to understand how people lived and worked, and the beliefs and values they cherished. They may be associated with notable people or events. Through evocation and association, historic assets can connect past people, aspects of life and events with the present.

- **Aesthetic value**: we may value historic assets for their visual qualities, whether they result from conscious design and craftsmanship, or from the fortuitous effect of change over time. Tastes alter and so do historic assets: earlier records and careful analysis of what survives may help in appreciating aesthetic value.

- **Communal value**: historic assets may be cherished by the people and communities who relate to them, and they may play an important part in collective experience or memory. Historic assets can have economic as well as social value with the capacity to provide a valuable source of income or employment.

These concepts have evolved from internationally recognised Conservation Charters, manifestoes and principles that are then underpinned by the World Heritage Convention and

National Historic Building Legislation or alternatively are championed by Amenity Societies such as The Society for The Protection of Ancient Buildings, The Victorian Society, The Society of Industrial Archaeology and The Ancient Monuments Society. In Wales the primary legislative framework for the care of historically significant buildings, structures, sites and assets has evolved by the Historic Environment (Wales) Act 2016 but is shortly to be superseded by the consolidation of legislation within the Historic Environment (Wales) act 2023 that will come into force on 4th November 2024 and with Technical Advice Note 24: The Historic Environment. With reference to this Heritage Impact Assessment, the reasoning and justification for change will be set out where the integration of conservation with other interests that relate to regeneration and the benefits to the heritage asset itself and/or the sustainability of the wider community, in this urban setting.

The significance of the effect of change on the heritage asset is set out within the document, but specifically the Summary Heritage Impact Assessment on the basis of the principles that are set out in the ICOMOS Guidance of Heritage Impact Assessments for Cultural World Heritage properties (January 2011) and within BS7913:2013 Guide to the conservation of historic buildings, where the magnitude of the impact or change can be considered against the value of the asset. A clear range of descriptors whether negative or positive by which scale or severity of the impacts or changes can be judged, taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible will be ranked on the following basis –

Whether the change is **Beneficial** or **Adverse**
- **No Change** (Neutral Impact)
- Negligible Change
- **Minor Change**
- Moderate Change
- **Major Change**

2.6 Statement of Significance and Heritage Values

By virtue of the Grade II Listing designation already assigned to The Old Public Library Building, it is understood and recognised that this historic asset is of National Significance and does hold a High Heritage Value. The survival of the main south facing elevations and returns to the 1907 Vernon Hodge design has remained largely intact externally, the key architectural details, together with the positive contribution that the building makes to the character, scale and status of place is considerable on this occasion. The Edwardian Baroque/Queen Anne Revival of its architectural composition is notable and whilst the configuration, layout and function of its townscape setting has changed. the Old Public Library building has remained a visual anchor and noteworthy building within the town centre throughout the C20. The building is an increasingly rare survivor of an Andrew Carnegie funded Free Library Building, and a beacon to the philanthropic concerns and provided much needed educational and cultural benefits to the town. It is a positive remnant to social progress, to educational progress and it is hoped to social mobility. It is true to say that The Old Library has been much altered over successive generations, and both reflects the everchanging social and political values held by society but is also a reflection of the fluctuating commercial and economic fortunes of Wrexham as a key business, industrial and administrative hub in northeast Wales. Considerable alteration has taken place internally, and to the north end of the building, particularly during the early 1950's when the building was remodelled in a very utilitarian and architecturally plain manner. It is probably a reflection of post-WWII austerity, of rationing and the availability of materials and labour during this period, particularly in respect to public buildings.

The building is a good example of an early C20 Public Library Building with its connections to Carnegie, access to books together with the educational, social and cultural benefits that ensue.

Evidential Value -

- Despite changes and the need for the periodic renewal of building materials, the evidential value remains high in respect to the south end of the building and to the ground floor external walls. The main loadbearing masonry construction of the
-


GRA Associates
Architect & Historic Buildings Consultant
Likely an original 8-over-8 sash window
Whilst door leaves have been changed the frames and associate joinery is probably original
The raised floor is of Neutral Significance
KEY
High Significance
Medium Significance
Low Significance
Neutral Significance
N

building facing south to Queens Square is largely intact as is the architectural detailing of the principal elevations in the style of the Edwardian Baroque/Queene Anne revival.

- Whilst details, fixtures and fittings have been lost from many areas of the building over time, there remains evidence of numerous phases of intervention and change. There also remains the potential that earlier fittings, decorative and floor finishes will be exposed.
- The architectural design, composition and detailing of The Old Public Library by Vernon Hodge, Architect, London is high, and a drawing of the original competition submission of plans, section and elevations remains in existence. The building is a record and representation of his public work during this period. Archival records are also held by Wrexham Archive of later refurbishment and remodelling proposals, particularly those that took place after 1933 and 1951.
- The continuity of the history of Libraries, subscription funded 'Lending Libraries' and Public Libraries from the time of the Society for the Promotion of Christian Knowledge, the Free Library Movement and later the history of the Library Committee in Wrexham and the records held by Wrexham Archive and as such the heritage value remains high.
- As the first Public Building commissioned by the Town Council and a building that operated throughout much of C20 and the early C21.
- Visual records in the form of photographs, postcards and publications at various times have been archived and are an accessible record of the building exterior.
- Knowledge, records and information relating to the Archaeological potential of the Old Library site is unknown, particularly as to whether any evidence of the property known as Yspytty remain. No investigations have taken place, though some groundworks are required to construct the new café and for the distribution of utilities.
- The Public Library as a purpose-built building typology that superseded the earlier libraries that were established in the Assembly Room at the Old Town Hall on High Street and later The Guildhall on Chester Street. The building of 1907 sought to adopt the most current cataloguing format, and its functions reflected the social/cultural practices of its time.

Historical Value –

- The continuity of the Library Committee and Wrexham Town/Borough Council Records that are held for Wrexham remains high and include the provision of Library and Lending Library provisions in various locations in the town centre from the 1700's through to the present day.
- Associations, links and connections with the various key individuals such as Andrew Carnegie who funded the construction of the Public Library in 1907 (£4,000.00 for Construction and £300.00 for furniture, fixtures and fittings) is of national importance. Similarly, the connections with various generations of the Cunliffe family and with historian A N Palmer is of local and regional value.
- The archival/historical drawn information relating to the original design proposals, construction and subsequent alteration of the Public Library is good and is varied in nature.
- Access to newspaper records and periodicals that reference people, events or incidents in the Old Public Library and to the events, functions and incidents in Wrexham Town Centre and regionally is of high value.
- Very little is known at present about the body of work designed and executed by Vernon Hodge, Architect of Teddington, London. Records of a competition entry for a library in Bangor is reference, but further research is required to contextualise the outputs of the business.

Aesthetic Value –

- The Edwardian Baroque/Queen Anne Revival architectural designs and realised detailing of the design developed by Vernon Hodge, Architect are important, and are largely intact.
- The contribution that the Old Library Building has made to its setting through time within Wrexham City Centre. It is a hub or anchor buildings or connection with the past

in this area of town as the buildings in each direction are all later developments and are buildings that have been built during the last 60 years and most within the last 30 years.

- The Edwardian Baroque/Queen Annes Revival composition is a conscious decision of its time to move away from overtly classical architecture to a distilled revival style that was popular and an architectural language that was familiar to many.
- Whilst not of high heritage value, the existing utilitarian designs of the 1950's extension and remodelling does reflect the pressures and constraints of the building construction industry at the end of WWII.

Communal Value –

- The memories, recollections and experiences of people through time, who have used or visited the Public Library is significant and of medium value.
- The collective memory, recollections, and records of events, talks, exhibitions and presentations that were hosted at the Library in the past is considerable and of high heritage value. They are a reflection of the values, topics and fashions of their time.
- The events, or occurrences that took place with the Library as a backdrop will also be significant and will be of high heritage value to Wrexham and outlying communities

Section 3.0 The Proposals

3.1 Design Proposals

The ambition of this project is to adaptively re-use and revitalise an obsolete and currently underutilised building, returning it into beneficial use and to improve and revitalise the quality of the external environment on Queens Square. The project also seeks to increase occupancy levels, and to provide a focus for the creative digital industries in Wrexham. The role that the Old Library Building can play as a hub and for 'placemaking purposes within its setting and as a backdrop to events, festivals and celebrations on Queens Square is well understood and will undertake building repairs and where practicable will also seek to preserve and enhance heritage values. It should also be understood that these proposals are not being developed in isolation, but as part of a group of publicly funded projects that form part of a larger delivery plan for city centre regeneration, the adjacent Townscape Heritage Scheme and to support business, employment, culture and tourism offers in Wrexham.

The scope of the project proposals can be split into four distinctive phases of activity whereby a 'soft strip' of the least significant elements of the building fabric and/or redundant or obsolete building services areas will accompany a programme of investigative and 'opening up' works that will include asbestos removal, prior to commencing the main phase of construction activity with the repair and adaptive re-use of the building and the installation of new mechanical, electrical and plumbing (MEP) building services. A further element of work includes a new glass, café extension to the north elevation. The final phase relates to the setting of the building and the use of Queens Square as a space to hold events, festivals and performances –

a. Soft Strip, of later partitions, M&E services, investigations and asbestos removal
b. Main phase of repair and adaptive re-use of the building
c. New café extension to the north elevation
d. The use of Queens Square as an events, performance and festival venue

a. Soft Strip of later partitions, M&E services, investigations and asbestos removal

The initial scope of the work to the original the Old Library includes a 'soft-strip' of the most recent modular office partitions, raised floor constructions, the removal of the most recent M&E installations which are now outdated but not any historical building services fixtures and fittings, specific building investigations and the localised removal of any remaining asbestos containing materials from the building.

1. Removal of fixtures and fittings within the basement as listed on the Lawray Architects drawings including face fixed MEP services.

2. Removal of fixtures and fittings within ground floor areas as listed on the Lawray Architects drawings including face fixed MEP services.
3. Removal of the most recent modular office partitions/screens at ground floor level.
4. Removal of raised access floors in the north end of the building
5. Removal of fixtures and fittings within first floor areas as listed on the Lawray Architects drawings including face fixed MEP services.
6. Removal of remaining areas of asbestos from the building.
7. Agreement of material samples and 'opening up' during the initial programme of works but before main scope is commenced would include –
    - Opening up selected bulkhead boxings (in tandem with the asbestos removal works) to determine the nature and condition of supporting steelwork.
    - Selective sampling of building finishes to be carefully undertaken to determine the nature and composition of earlier finishes within specifically the 1907 areas of the building and areas of greater heritage value.
    - Careful lifting of existing carpeted finished in the main entrance hall and stairwell to determine the extent and condition of any terrazzo and mosaic floor finishes. Appropriate specifications to be developed in response to the findings.
    - Opening up of the existing mineral felt roof coverings to determine the existing build-up, particularly to the flat roofed areas and to the pitched roof over the exhibition space at first floor level.
    - Inspection of the Bell Turret details to finalise the scope of repairs
    - Agreement of future mortar repair mixes
    - Agreement to replacement slate samples/sourcing in various locations
    - Undertake limited cleaning trials of the stonework in discrete locations, prior to its selective implementation (if at all) during the course of the main works.
    - Agree the location and type of protection to be provided to key materials finishes and architectural details within the building, prior to the commencement of works.

b. Main phase of repair and adaptive re-use of the building

1. Installation of new IT and utilities services into the building.
2. Installation of new below ground foul and surface water drainage services to the perimeter of the building.
3. Demolition activities to the building perimeter, the removal of boundary walls and enclosures within the demise of the site.
4. Demolitions at basement level that include the removal of windows and doors, together with the formation of a new door opening.
5. Demolition/removal of identified internal walls, wall openings, windows and doors at ground floor level
6. Removal of ground floor timber windows and either their replacement with new double glazed sash windows or with secondary glazing upgrade solutions. Upgrading all steel and timber windows with draught proofing strips and applied details.
7. Removal of a section of the ground floor ceiling/first floor construction for the installation of a new platform lift.
8. Removal of first floor windows and their replacement with new double glazed sash windows or with secondary glazing upgrade solutions. Upgrading all steel and timber windows with draught proofing strips and applied details.
9. Removal of internal partitions, the glazed screen to the staircase and the opening up of a new door to the accessible WC at first floor.
10. Removal of the existing gutter at cornice level to the hipped roof at the south end of the building and replacement with new.
11. Removal of the mineral felt pitched roof covering and reinstatement with slate and an adjacent lead valley detail on the west side of the building.
12. Removal of the mineral felt flat roof coverings and installation of new insulated flat roof coverings and associated detailing.
13. Removal of the existing mineral felt pitched roof covering and installation of a new finish with new rooflights and possibly an upgraded roof structure above the former first-floor exhibition space.

14. Installation of new partition walls and screens within the building.
15. Installation of a new platform lift
16. A programme of maintenance repairs to the external envelope of the buildings and to key architectural details, materials and finishes. The works are to include the reinstatement of lost details, where the evidence is not conjectural and where enhancements can be made to heritage values. will allow existing details to be repaired or reinstated where missing.
17. New suspended ceiling finishes/islands within the areas of greater architectural interest, heritage value and significance.
18. New ceiling finishes within less significant areas of the building where the finishes and details are plain in nature.
19. New wall finishes, products and specifications within the building,
20. Thermally upgrading the internal face of external walls in areas of lower/neutral heritage value.
21. New and or repaired floor finishes within the building
22. Installation of damp proofing and tanking products within the basement.
23. Installation of new MEP services within the building and specifically the location and detailing of the main containment routes, risers, and where penetrations are required within existing walls.
24. Installation of new small power, data, AV and fire detection installation throughout the building
25. Installation of new light fittings within the building.
26. Installation of new heating services within and adjacent to the building.
27. Installation of new ventilation and mechanical extract services within the building and any impacts on the external elevations.

c. New café extension to the north elevation

1. Excavation and construction of the new sub-structure and drainage for the new extension to the café.
2. Construction of a new external compound space.
3. Construction of the new, glazed extension, its structure, its finishes and its interface details with the existing building and immediate context.
4. Installation and integration of the new MEP services within the café
5. Construction of the proposed 'green wall' and associated servicing to the north wall of the existing building.
6. External works associated with the construction of the new café extension.

d. The use of Queens Square as an events, performance and festival venue

1. Installation of new utilities infrastructure for the hosting of events and performances.
2. The construction of a retractable display screen adjacent to the west elevation of the Old Library

The range and nature of the works associated with this project, will involve change and in numerous instances the interventions are not reversible in the sense that some of the original building fabric is being altered or removed. However, where change is being proposed its impact is carefully considered and reviewed in the context of its heritage values and the current understanding of its significance whilst reinstating lost or missing details where it is practicable to do so. Where building fabric will be lost or where localised loss to evidential value will take place, these measures could be offset or mitigated by a programme of building recording, prior to demolitions taking place.

The project proposals are also considered in respect to the viability, vibrancy and commercial sustainability of the new Creative Hub function in the future. The recommendations of a feasibility study have concluded that change is needed to create a refresh and remodel the building in this central location. The proposals should significantly improve the user/visitor experience and should also act as a catalyst for continuing investment or the promotion of the building and setting as a venue for the creative digital industries. The programme of work seeks to future-proof the building by improve energy efficiency measures and utilising technologies

where appropriate that would reduce the carbon footprint and environmental impact of the future uses of the building.

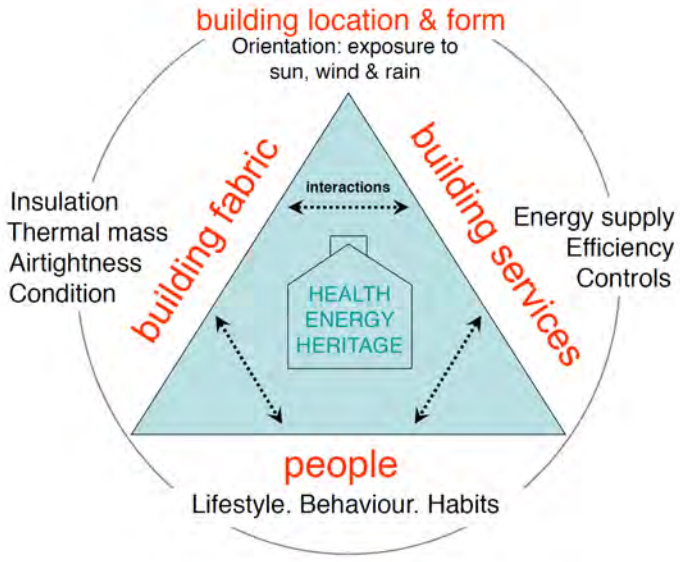
3.2 Energy Efficiency and Environmental Considerations

A crucial component to the project is the building services strategy that has been developed by Crooks Walker Consulting to improve/optimise the energy and carbon emissions performance of the building, to improve comfort and to proportionately reduce fuel bills. The need to consider the impact of sustainably managing and maintaining the building on the environment is a high priority and a whole building energy planning approach is being proposed by Wrexham County Borough Council. More broadly, improving energy efficiency forms part of the wider objective to achieve a sustainable environment as set out in the Welsh Government's Well-being of Future Generations (Wales) Act 2015. A further document that is crucial to the assessment of this building is the "Historic Environment and Climate Change in Wales' Sector Adaptation Plan, (2020) where strategies are outlined that seek to raise the awareness of the risks and opportunities ahead and the need for the historic environment to be more resilient from the impacts of climate change whilst also reducing greenhouse gas emissions at every opportunity.

"How to Improve Energy Efficiency in Historic Buildings" (2022) is guidance aimed at owners and managers of historic buildings. It describes a 'whole building approach' to devising and implementing energy efficiency improvements that:

- avoid harming the significance of the building
- are effective, cost efficient, proportionate and sustainable
- ensure a healthy and comfortable environment for occupants, and
- minimise the risk of unintended consequences.

In addition, this approach provides an effective framework for communication and understanding between the various parties involved in the process. These include assessors, designers, installers and the people who occupy and manage the building.



The four most important factors affecting a building's energy use in operation are:

1. **Building location and orientation:** The performance of a building envelope will be affected by regional variations in climate and its exposure to wind, rain and sun.

2. **The Building Fabric:** The form and design of the building envelope and the physical properties (and condition) of the construction materials and components also affect performance.

3. **Building Services and Equipment:** Heating, cooling, lighting and ventilating a building all use energy. Energy is also consumed by equipment and appliances employed for business, cooking and entertainment.

4. **People:** Occupants use their buildings in different ways. The amount of energy they use varies too. The number of people in a building, the levels of comfort they expect, and the technical services and equipment they require all have a significant effect on how much energy is consumed.

Typically, the strategy developed for the Old Library approximates aspects of the 'mean, lean, green' philosophy (minimise the demand for energy, materials, water and other resources ('mean'). The design, management and control of its services and systems to ensure they operate as efficiently as possible ('lean'). Supplying energy and other resources from renewable or sustainable sources ('green').)

Where constraints may impact negatively on heritage values and the significance of the building/heritage asset, a more subtle/sensitive approach is taken to offer cost-efficient and less risky measures that have less impact on the building fabric, the way a building is occupied, used or managed.

3.3 Habitat / Wildlife

Please refer to the accompanying Preliminary Ecological Assessment with a Preliminary Bat Roost Assessment and Emergence Survey data by Richards Moorhead & Laing Ltd – August 2024. Initial surveys (Phase 1 and Preliminary Roost Assessment) were undertaken on the 25th July 2024 by RML and one emergence survey for bats was conducted on the 1st August 2024 where one static bat detector was deployed for a period of five nights.

The survey concluded that –
"No Section 7 habitats would be disturbed/lost. The site is considered to be of low biodiversity value. Statutory designated sites occur more than 1km away from the site. (now removed) There is an area at the rear of the building where buddleia was noted growing, this species is not an Invasive Non-Native Species (INNS) but is considered to be a problematic and must not be caused to spread by the renovation works.

No bats have been identified roosting during the PRA, activity survey, inspections and collection/deployment of the static bat detectors, the results indicate that the probability of encountering bats is unlikely.

The site has little value for protected or notable species, and none were recorded on site during the surveys, with the exception of herring gulls, a species of conservation concern. Reasonable Avoidance Measures (RAM's) have been advised for protected species such as nesting birds and bats, should they be found on site.

Biodiversity enhancements including the provision of native planting in landscape proposals, provisions for bats, nesting birds and the removal or control of problematic plants have been advised."

3.4 Access Statement

The aims and objectives of this project are to adaptively re-use and to remodel the Old Public Library with the development of a new Creative Hub project and in doing so any barriers to the accessibility of services will be improved. A key component of the project is for improvements to be made to both physical and intellectual access in such a way that the building will better align with The Equality Act 2010 and with Part M of the current Building Regulations Approved Documents. Consideration is also given to the Wrexham Town Centre Masterplan (2016) to Local Planning Guidance Note 06, relating to 'Access to and use of Buildings' and to Local Planning Guidance Note 12, 'Shopfront Design and Security'. 'Reasonable adjustment' will be considered and implemented where the benefit is perceived to outweigh the damage/impact caused to the historic fabric, the heritage values or significance of the asset.

The refurbishment will ensure full accessibility for all users, including the installation of a new platform lift and the regrading of levels to the rear to provide level access. Accessible restrooms will be included. The vision is to create a flexible, energy-efficient, creative digital industries hub that mixes culture, technology and sustainability led by purpose driven organisations, entrepreneurs and business. The projected longevity of the newly refurbished building will be a key contributing factor to the property's sustainability and to ensure the heritage and architecture of the Old Library is enjoyed for many years to come.

Key improvements include:
Accessible routes - Internal circulation routes within the library will be reconfigured to provide clear, unobstructed paths that accommodate wheelchair users and individuals with other mobility aids. This includes widening doorways and corridors where necessary and ensuring that flooring materials are smooth, slip-resistant, and free from trip hazards.

A key aspect of the refurbishment is the installation of a new platform lift to provide access to the first floor of the building. The lift will be strategically located to minimise the impact on the historic fabric of the library, while providing easy access to the first floor. It will be designed to accommodate wheelchairs and include features such as tactile buttons, audible floor announcements, and braille signage for visually impaired users.

New accessible WC facilities will be provided on each floor of the building. These WCs will be designed in accordance with current accessibility standards, offering ample space for manoeuvring, support rails, and emergency call buttons. Fixtures and fittings will be selected to be easy to use, with lever taps, low-level basins, and accessible flush mechanisms.

The design and location of any signage and graphics will consider visual impairment and audio information would also be offered to assist, or to facilitate improved access. In all cases, any public information or signage will be offered on a bi-lingual Welsh/English basis.

Section 4.0 Statement and Summary of Heritage Impact

4.1 Statement of Heritage Impact

The assessment has considered the potential impact of the development on the setting and significance of the identified heritage asset. It has concluded that the Old Library Building will be subject to a Minor Beneficial Change to setting and Minor Beneficial Change to significance. There will be no impact on the nearest heritage designations as they are distant from the site of the Old Library. Nore are in the direct line of sight as they are screed by mature trees for much of the year. The proposals, and particularly the new extension is not visible from the boundaries of Wrexham City Centre Conservation area and as such has no impact on the qualities/character of the setting accordingly. The new café extension will have a potential Beneficial Minor Change on the approach from the Llwyn Isaf park space to the NE of the building.

Summary of Heritage Impact for The Butchers Market

Summary of Heritage Impact for Wrexham Old Library.

Ref.	Location of the Works	Your Objective	Significance of the affected building element, component, or detail	Assessing Beneficial Impact	Assessing Harmful Impact	Proposed Solution
a. Soft Strip of later partitions, M&E services, investigations and asbestos removal						
a.1	Removal of fixtures and fittings within the basement as listed on the Lawray Architects drawings, including face fixed MEP services.	To remove the most recent, surface fixed MEP services in advance of the main works. Services are not stipulated to be historical and are of low/neutral significance that visually detract from the appearance of the main spaces and from the heritage values of the whole.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The basement forms part of the original 1907 build and whilst not an area of High Significance, it has retained its layout and until recently its use as a plant room/boiler house.	There are no adverse impacts to the heritage values of the building, as long as the scope does not remove the remains of any historical fixtures and fittings or architectural details that relate back to the original design and construction of the building.	The harmful impacts will be negligible as long as the Design Team information is clearly conveyed to the Main Contractor at the commencement of the works. (Check again as to whether any doors, frames and associated joinery form part of the earlier history of the building)	Design Team to undertake a site walk with the Main Contractor prior to commencement and to ensure that the Main Contractor will 'stop work' immediately in an area for further instruction from the CA and Design Team, should other details, fixtures of fittings of potential heritage value become apparent. Ensure that the WCBC Building Conservation Officer or Heritage Consultant is consulted and updated on a regular basis.
a.2	Removal of fixtures and fittings within ground floor areas as listed on the Lawray Architects drawings including face fixed MEP services.	To remove the most recent, surface fixed MEP services in advance of the main works. Services are not stipulated to be historical and are of low/neutral significance that visually detract from the appearance of the main spaces and from the heritage values of the whole.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The ground floor includes the spaces of Highest Significance that forms part of the original 1907 build. The current layout is much altered, but there are key spaces, details, fixtures and fittings that are of considerable heritage value.	There are no adverse impacts to the heritage values of the building, as long as the scope does not remove the remains of any historical fixtures and fittings or architectural details that relate back to the original design and construction of the building. The information also includes the removal of external AC units and an external compound that will do much to improve the negative visual impact of some late C20 and C21 MEP installations.	The harmful impacts will be negligible as long as the Design Team information is clearly conveyed to the Main Contractor at the commencement of the works.	Design Team to undertake a site walk with the Main Contractor prior to commencement and to ensure that the Main Contractor will 'stop work' immediately in an area for further instruction from the CA and Design Team, should other details, fixtures of fittings of potential heritage value become apparent. Ensure that the WCBC Building Conservation Officer or Heritage Consultant is consulted and updated on a regular basis.
a.3	Removal of the most recent modular office partitions /screens at ground floor level.	To remove the most recent, modular partitions at the north end of the building at ground floor level.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The area where the modular partitions are fixed are at ground floor level and is part of the original 1907 build. Whilst the area is considered to be of a medium significance, the partitions are recent and of low heritage value.	With the exception of being careful with the dismantling of the partitions. There are no adverse impacts to the heritage values, nor to its significance.	There are no anticipated or perceived impacts from the removal of the modular partitions.	No further actions are required in respect to this item.
a.4	Removal of raised access floors in the north end of the building	To remove the most recent, raised access floor at the north end of the building at ground floor level which in turn sit on top of areas of an earlier parquet floor finish (condition not fully understood)	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The area where the raised access floor is installed at ground floor level forms part of the original 1907 build. Whilst the area is considered to be of a medium significance, the raised access floor is considered to be of low heritage value.	With the exception of being careful with the dismantling of the partitions. There are no adverse impacts to the heritage values, nor to its significance. To expose and to assess the condition of the earlier parquet floor finish for future reuse.	There are no anticipated or perceived impacts from the removal of the modular partitions, except to ensure that the existing parquet floor finish is not lost and is assessed for reuse (subject to checks as to whether the bituminous asphalt substrate does not contain asbestos containing materials).	No further actions are required in respect to this item, with the exception of completing the materials/sampling investigations.
a.5	Removal of fixtures and fittings within first floor areas as listed on the Lawray Architects drawings including face fixed MEP services.	To remove the most recent, surface fixed MEP services in advance of the main works. Services are not stipulated to be historical and are of low/neutral significance that visually detract from the appearance of the main spaces and from the heritage values of the whole. Works also indicate the removal of recent partitions and some doors/frames/linings and architraves.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The first floor includes the spaces of Highest Significance that form part of the original 1907 build. The current layout is much altered, following the 1950's extensions but there are key spaces, details, fixtures and fittings that are of considerable heritage value.	There are no adverse impacts to the heritage values of the building in respect to the removal of the MEP services and recent partitions and joinery details. Please refer to the adjacent notes relating to the potential loss of more significant joinery.	The harmful impacts will be negligible as long as the Design Team information is clearly conveyed to the Main Contractor at the commencement of the works. *NOTE* - The plan drawing indicates the removal of an original door and frame to the WC's. This should be avoided as it forms part of the 1907 build and is of higher significance.	Design Team to undertake a site walk with the Main Contractor prior to commencement and to ensure that the Main Contractor will 'stop work' immediately in an area for further instruction from the CA and Design Team, should other details, fixtures of fittings of potential heritage value become apparent. Ensure that the WCBC Building Conservation Officer or Heritage Consultant is consulted and updated on a regular basis.
a.6	Removal of remaining areas of asbestos from the building.	To remove any remaining asbestos containing materials from the building and to check the construction of beam casings and bulkheads constructed during phases of building alteration and change. To check for fire protection properties.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The areas under consideration include the spaces of Highest Significance that form part of the original 1907 build.	For the management of H&S risks into the future and to the safe operation of the building.	There is a possibility that some bulkheads/beam casings will need to be removed, should disturbance of the surfaces be unavoidable or the performance of the fireproofing materials are unlikely to be compliant for B. Regs purposes.	Main Contractor and Asbestos Removal Sub-contractor to liaise closely with the CA and Design Team should areas of high heritage value need to be disturbed/demolished or removed. Ensure that the WCBC Building Conservation Officer or Heritage Consultant is consulted and updated on a regular basis.
a.7	Investigations and agreement of material samples during the initial programme of works to be undertaken but prior to the commencement of the main scope.	To better understand the building construction, materials and finishes used to improve our current understanding and to develop and approve appropriate specifications on an informed basis.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The investigations are to be undertaken in the following locations - o Opening up selected bulkhead boxings (in tandem with the asbestos removal works) to determine the nature and condition of supporting steelwork. o Paint / paper sampling/survey to be carefully undertaken to determine the nature and composition of earlier finishes within specifically the 1907 areas of the building and areas of greater heritage value.	The investigations will inform knowledge and allow the best building conservation decisions to be made when specifying future materials and finishes. The investigations will also demonstrate as to whether the building fabric can meet current building regulations standards without further interventions being necessary e.g. structural performance, fire performance or to determine thermal performance and whether there are condensations risks within the depth of the building envelope constructions. To ensure that the correct approvals procedures are in place for the approval of materials samples. To ensure that existing surface finishes of high heritage value are not damaged during the course of the construction works.	Some investigations will not be invasive and will have no harmful impact, some will require opening up, and making good on completion, with no harmful impact, while others will be destructive in the sense that small sample windows will be opened up, to determine the construction. Where damage is unavoidable, a patch repair will be provided until the main works commence on site. The knowledge gained and utilised throughout the building will offset any localised evidential damage caused in the process. Evidential value can be protected where practicable or will be offset by a programme of building recording survey work to be undertaken	Repairs will be specified on a 'like for like' basis or where modern materials and construction techniques have been used, a more appropriate specification will be proposed. That respects and conserves the properties of the building envelope, without increasing the risk of interstitial condensation of the premature deterioration and breakdown of the early building materials. Where evidential material is being lost, this damage should be offset by a programme of building recording and the depositing of the records with the HER on completion.

Ref.	Location of the Works	Your Objective	Significance of the affected building element, component, or detail	Assessing Beneficial Impact	Assessing Harmful Impact	Proposed Solution
a. Soft Strip of later partitions, M&E services, investigations and asbestos removal - Continued. ….						
Continued... **a.5**			o Careful lifting of existing carpeted finished in the main entrance hall and stairwell to determine the extent and condition of any terrazzo and mosaic floor finishes. Appropriate specifications to be developed in response to the findings. o Opening up of the existing mineral felt roof coverings to determine the existing build-up, particularly to the flat roofed areas and to the pitched roof over the exhibition space at first floor level. o Mortar sampling and the agreement of future repair mixes o Agreement of any replacement slate samples/sources in various locations o If absolutely necessary, undertake cleaning trials of the stonework in discrete locations, prior to its implementation during the course of the main works. o Agree the location and type of protection to be provided to key materials finishes and architectural details within the building, prior to the commencement of works.	To gain a better understanding of the building history, the phases of change that it has experienced and to evaluate how best to use and display original details. To reinstate lost architectural details where non-conjectural decisions are necessary.	There would be no harmful impact to gaining knowledge about the construction and detailing of the original building and subsequent alterations, if the decision making to repair and/or to reinstate details would be undertaken on an informed basis. Should earlier detailing become apparent as the opening up takes place, the evidential material will be reviewed with WCBC Building Conservation Officer and the earlier detailing incorporated into the new design (thus limiting the harmful impact)	
b. Main phase of repair and adaptive re-use of the building						
b.1	Installation of new IT and utilities services into the building.	To upgrade and reinforce the IT and Utilities infrastructure of WCBC to their offices. To direct some infrastructure away from the former Library Building.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The areas under consideration include both external and internal locations of High Significance that form part of the original 1907 build. The below ground remains of the property known as Yspytty should also be considered within the immediate context.	Ensuring that the function and operation of the building are robust, future-proofed and well understood. To remove currently visually intrusive electrical equipment from within the building.	Care to be taken in connection with the installation of new building services to the building perimeter when excavating. No information is available about the nature and condition of the ground beneath the Old Library Building, particularly as it stands on part of a property previously known as Yspytty and the extent of any Archaeological potential. The visual impact associated with the positioning of the electrical cabinets and serves enclosures could be problematic and should not visually ‘clutter’ the urban realm.	There is a low risk of damaging heritage values with the installation of the building services Should any circumstances materialise where archaeological / evidential material is being lost, this damage will be offset by a programme of archaeological and/or building recording and the depositing of these records with the Historic Environment Record (HER) on completion. The integration and visual simplification associated with the distribution of existing services should be adopted at every opportunity. The proliferation and visual ‘decluttering’ of the setting should be developed and implemented.
b.2	Installation of new below ground foul and surface water drainage services to the perimeter of the building.	To ensure that the new foul drainage connections are suitable for the future design programme and needs of the building.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The areas under consideration include both external and internal locations of High Significance that form part of the original 1907 build. The below ground remains of the property known as Yspytty should also be considered within the immediate context.	Ensuring that the function and operation of the building are robust, future-proofed and well understood. To ensure that capacities will consider climate change and periods of heavier or mor prolonged rainfall events.	Care to be taken in connection with the installation of new below ground services to the building perimeter when excavating. No information is available about the nature and condition of the ground beneath the Old Library Building, particularly as it stands on part of a property previously known as Yspytty and the extent of any Archaeological potential. Ensure that the visual impact of new Inspection Chamber covers are coordinated within the setting and do not adversely have a negative visual impact on the setting. The ‘cluttering’ of the urban realm and of pedestrian circulation spaces should be avoided.	There is a low risk of damaging heritage values with the installation of the new below ground drainage services and should any circumstances materialise where archaeological / evidential material is being lost, this damage will be offset by a programme of archaeological and/or building recording and a ‘watching brief’ equivalent with the depositing of these records with the Historic Environment Record (HER) on completion. The integration and visual simplification associated with the installation of new drainage services should be considered carefully and inspection chamber covers recessed where appropriate to reduce their visual impact with the streetscape. The proliferation and visual ‘decluttering’ of the setting should be developed and implemented.
b.3	Demolition activities to the building perimeter, the removal of the boundary wall/compound enclosures within the demise of the site and low level, brick-built planters	To prepare the site for the construction of a glazed café extension and associated compound, to visually enhance the approach to Queens Square from the park and as a backdrop to the placemaking proposals within the square itself.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The areas under consideration relate to existing walled compounds on the north side of the building and the existing public circulation space between the Old Library and The Guildhall. This is currently a secondary elevation, but forms part of the site, where the former property, known as Yspytty once stood.	To prepare the site in advance of the construction of a new café extension and associated compound and external works. The preparatory works for part of the proposals that seek to enhance the qualities of the public realm, the approach from the park into the City Centre.	There are no immediate adverse impacts from these proposals as the removal of the high walls would ensure that the space can make a more positive contribution to the qualities of the public spaces. No information is available about the nature and condition of the ground in the locations adjacent to the Old Library Building, particularly as it stands on part of a property previously known as Yspytty. The extent of any Archaeological potential in this location is not known at this time.	Should any circumstances materialise where archaeological / evidential material is discovered or is at risk of being damaged. The activity should be offset by a programme of archaeological and/or building recording and a ‘watching brief’ equivalent with the depositing of these records with the Historic Environment Record (HER) on completion.

Ref.	Location of the Works	Your Objective	Significance of the affected building element, component, or detail	Assessing Beneficial Impact	Assessing Harmful Impact	Proposed Solution
a. Main phase of repair and adaptive re-use of the building - Continued. ….						
b.4	Demolitions at basement level that include the removal of windows and doors, together with the formation of a new door opening.	To prepare the works areas for the future adaptive re-use of the building.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The basement forms part of the original 1907 build and whilst not an area of High Significance, it has retained its layout and until recently its use as a plant room/boiler house.	The basement area does not hold such high heritage values as some other areas, but it does form part of the original plan, together with the construction of an additional room to those of the original competition drawings The removal of the openings on the north elevation will enable the new extension to be constructed above and provide a business opportunity that may allow the building to have a more sustainable future that will return it into beneficial use.	The harmful impacts will be negligible as long as the Design Team information is clearly conveyed to the Main Contractor at the commencement of the works. Check again as to whether any doors, frames and associated joinery form part of the earlier history of the building. Efforts should be made to retain the existing joinery, though later solid core flush fire doors are of neutral value. Existing window 8-over-8 on the west elevation should be retained and repaired where practicable and not replaced unless absolutely necessary and justifiable.	Design Team to undertake a site walk with the Main Contractor prior to commencement and to ensure that the Main Contractor will 'stop work' immediately in an area for further instruction from the CA and Design Team, should other details, fixtures of fittings of potential heritage value become apparent. Ensure that the WCBC Building Conservation Officer or Heritage Consultant is consulted and updated on a regular basis.
b.5	Demolition/removal of identified internal walls and doors at ground floor level	To prepare the building for its adaptive re-use and the creation of the new Creative Hub. The item includes the repair/replacement of existing windows and some doors internally Forming new or wider openings into the new café on the north side of the building.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The ground floor forms part of the original 1907 build and includes works within areas of High Significance. The scope includes the removal of later internal sections of wall or stud partitions which are of low heritage wall. The repairs/replacement of windows include a large proportion of original 1907 windows that should be repaired and conserved before considering their replacement with new. The repairs/removal of a door, lining and architraves beneath the staircase appears original and of greater significance. Forming new or widening existing openings in the north wall.	The opening up of the ground floor areas, in the centre of the plan to accommodate the new Creative Hub functions. The central area is much altered historically and none of the partitions that are proposed for removal are of a high or medium heritage value. As long as the windows, particularly those on the west elevation and at ground floor level or to the stairwell on the east elevation are repaired, there is a low risk to heritage values and opportunities exist to enhance the current circumstances. The enlargement of existing openings on the north elevation will provide access to the new café, whilst it will involve the removal of some evidential value material, the localised benefit will outweigh the negative impacts by ensuring that the building is more accessible, wayfinding will be intuitive and it will make a positive contribution to the emerging architectural design proposals and the coordination of detailing within the central circulation space.	The harmful impacts will be negligible in regard to the removal of the identified partitions, due to their low heritage values and significance. It would be a very negative impact on the building if the sash windows to the west and east elevations are not repaired, due to their significance and likely, that they were part of the original 1907 build. These windows should not be removed and replaced. The removal of windows to the north elevation and to identified location at first floor level to the west and east elevations will not have a detrimental impact on the overall heritage values of the building as they include later or recently replaced joinery. Existing doors, and associated joinery, which is original to the building, e.g. in the area of the staircase/stairwell should not be removed. Whilst the alterations to existing openings on the north elevation will involve the loss of some localised evidential value. It is considered that the benefits to the future adaptive re-use of the building are more important and of benefit to its function in the future.	Detailed survey of the existing joinery to be undertaken prior to the commencement of the main works. Design Team to undertake a site walk with the Main Contractor prior to commencement and to ensure that the Main Contractor will 'stop work' immediately in an area for further instruction from the CA and Design Team, should other details, fixtures of fittings of potential heritage value become apparent. Ensure that the WCBC Building Conservation Officer or Heritage Consultant is consulted and updated on a regular basis. As an offset to the changes that are proposed, a programme of localised survey work and recording should be considered to record the building, together with its current fixtures and fittings, and for the information to be deposited to the HER on completion.
b.6	Removal of ground floor timber windows and either their replacement with new double glazed sash windows or with secondary glazing upgrade solutions. Upgrading all windows with draught proofing strips and applied details to the steel and timber windows.	To improve thermal performance of the building envelope, the conservation of fuel and the management/reduction of carbon emissions. Where new windows are introduced, that they are replaced with slimline double-glazed units or vacuum glass specification solutions. Priority should be given to the repair of existing windows in areas of highest heritage value and significance. Where existing windows are being repaired and retained, that these windows are upgraded with double glazed, secondary window/glazing solutions that fit into window reveals.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The ground floor forms part of the original 1907 build and includes works within areas of High Significance. The proposals include areas of greatest architectural interest and significance. Priority should be given to the retention of the existing and resistance against diminishing the evidential, historical and aesthetic values.	Subject to feedback and recommendations offered in item .5, and only when repairs have proven not to be possible should the upgrading of existing sash windows with new that contain slimline or equivalent double-glazed units. Energy performance will be improved, and carbon emission reduced. Any secondary glazing solutions will be reversible and to respect the alignment of mullions or transoms/meeting rails so that the new is concealed behind the frame of the existing. Consideration to be given to the fixing positions and type of fixings to be used within the reveals of windows. Solutions should not damage existing finishes, stonework or mouldings. Existing steel and timber windows can be upgraded with applied draught proofing solutions with little or no risk to heritage values, particularly if recognised details are utilised, such as those illustrated in e.g. Historic England Guidance or within SPAB repair publications.	Without establishing a clear and detailed strategy, there is a risk of losing components and details of special interest and of diminishing architectural details of significance and therefore the heritage values that underpin the designation. Existing windows in areas of high significance should be repaired and upgraded with draught seals and/or secondary glazing solutions considered to improve thermal performance. Where replacement double glazed windows are proposed, their design and detail should match those of the existing, replicating the profile and proportions of the glazing bars and frames with only minor changes to be considered to accommodate the deeper and heavier glazing specification. The architectural character should not be diminished. The impact and selection of glass specified within replacement windows should reflect the character of the existing with a cylinder/restoration glass being used, rather than a float glass on this occasion.	Detailed survey of the existing window joinery, components and details to be undertaken prior to the commencement of the main works. The scope of the repairs and method of repair to be agreed in advance. Design Team to undertake a site walk with the Main Contractor prior to commencement to ensure that the approach of the repairs and/or replacement is fully understood by all parties.. Ensure that the WCBC Building Conservation Officer or Heritage Consultant is consulted and updated on a regular basis. As an offset to the changes that are proposed, a programme of localised survey work and recording should be considered to record the building, together with its current fixtures and fittings, and for the information to be deposited to the HER on completion.
b.7	Removal of a section of the ground floor ceiling/first floor construction for the installation of a new platform lift.	To provide safe, level access through the building and to unlock the potential use of the first-floor level accommodation once more on an equitable 'barrier free' basis.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The ground floor forms part of the original 1907 build and	The introduction of a lift, in this area of the building would enable barrier free access to be provided to all areas of the building and for currently underutilised and obsolete accommodation, particularly at first floor	There will be a localised loss and a moderate impact on the historic building fabric of high evidential value.	The alterations to introduce a lift in this area of the building are of a moderately adverse nature and will have an impact that includes the loss of some evidential value, but on balance, in the

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b. Main phase of repair and adaptive re-use of the building - Continued. ….						
Continued…. **b.7**			includes works within areas of High Significance. The proposals are impacting on a section of ceiling/first floor, located towards the back of the building, in a much-altered area that formed part of the library space from the outset. To the west of this location, a spiral staircase was once used to provide a direct connection between the public library space and the first-floor storeroom (prior to the 1950's alterations).	level to be brought back into beneficial use for everyone. The proposals will enable the future creative hub commercial, and venue plans to be realised, that in turn would improve the likely business sustainability, and in turn the upkeep and fortunes of the building by attracting more businesses, visitors and opportunities to this area of Wrexham.	It is likely that the impact and loss of building materials from the installation will be relatively small and the heritage value in this area of the building may prove to be lower than initially envisaged, subject to the final confirmation of the actual construction and composition of the floor structure. The interventions are considered to be a manageable change, as the benefits should outweigh the negative impacts of the works, by ensuring that the whole building is accessible for the future. Structural trimming/support details for the formation of the lift shaft to be detailed carefully and sympathetically. Ensure that any remnants of the earlier opening for the spiral staircase is not damaged, nor the evidence of its location lost for people in the future	context of the full scheme, is considered to be of a more neutral impact overall, and would benefit the adaptability, use and sustainability of the building in the future. As an offset to the changes that are proposed, a programme of survey work and recording could be considered to record the building, together with its current fixtures and fittings, and for the information to be deposited as part of the HER on completion. The works would also determine the current unknowns that relate to the sequence of construction of the basement areas or whether it also belonged to a earlier building on the site.
b.8	Removal of first floor timber windows and either their replacement with new double glazed sash windows or with secondary glazing upgrade solutions. Upgrading all windows with draught proofing strips and applied details to the steel and timber windows.	To improve thermal performance of the building envelope, the conservation of fuel and the management/reduction of carbon emissions. Where new windows are introduced, that they are replaced with slimline double-glazed units or vacuum glass specification solutions. Priority should be given to the repair of existing windows in areas of highest heritage value and significance. Where existing windows are being repaired and retained, that these windows are upgraded with double glazed, secondary window/glazing solutions that fit into window reveals.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The ground floor forms part of the original 1907 build and includes works within areas of High Significance. The proposals include areas of greatest architectural interest and significance. Priority should be given to the retention of the existing and resistance against diminishing the evidential, historical and aesthetic values.	Subject to feedback and recommendations offered in item .5, and only when repairs have proven not to be possible should the upgrading of existing sash windows with new that contain slimline or equivalent double-glazed units. Energy performance will be improved, and carbon emission reduced. Any secondary glazing solutions will be reversible and to respect the alignment of mullions or transoms/meeting rails so that the new is concealed behind the frame of the existing. Consideration to be given to the fixing positions and type of fixings to be used within the reveals of windows. Solutions should not damage existing finishes, stonework or mouldings. Existing steel and timber windows can be upgraded with applied draught proofing solutions with little or no risk to heritage values, particularly if recognised details are utilised, such as those illustrated in e.g. Historic England Guidance or within SPAB repair publications.	Without establishing a clear and detailed strategy, there is a risk of losing components and details of special interest and of diminishing architectural details of significance and therefore the heritage values that underpin the designation. Existing windows in areas of high significance should be repaired and upgraded with draught seals and/or secondary glazing solutions considered to improve thermal performance. Where replacement double glazed windows are proposed, their design and detail should match those of the existing, replicating the profile and proportions of the glazing bars and frames with only minor changes to be considered to accommodate the deeper and heavier glazing specification. The architectural character should not be diminished and should be executed to a high standard. The impact and selection of glass specified within replacement windows should reflect the character of the existing with a cylinder/restoration glass being used, rather than a float glass on this occasion.	Detailed survey of the existing window joinery, components and details to be undertaken prior to the commencement of the main works. The scope of the repairs and method of repair to be agreed in advance. Design Team to undertake a site walk with the Main Contractor prior to commencement to ensure that the approach of the repairs and/or replacement is fully understood by all parties. Ensure that the WCBC Building Conservation Officer or Heritage Consultant is consulted and updated on a regular basis. As an offset to the changes that are proposed, a programme of localised survey work and recording should be considered to record the building, together with its current fixtures and fittings, and for the information to be deposited to the HER on completion.
b.9	Removal of internal partitions, the glazed screen to the staircase and adjacent locations within the staircase. The opening up of a new door to the accessible WC at first floor level.	Removal of recent joinery details, (doors and frames) to the stairwell at ground floor and first floor levels.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The ground and first floor areas of the stairwell form part of the original 1907 build as does the first-floor landing area beyond, therefore the works are within areas of High Significance. The joinery details to be removed within the stairwell (not the door and frame beneath the staircase) are of low heritage value and of neutral significance.	The proposals seek to replace the existing screens with lighter wight modern details to provide a contemporary, clean aesthetic. The screens and doors will provide the fire protection required to align with current B. Regs standards. To convey aspects of the new architectural aesthetic in a positive way and an identity for the new Creative Hub. The works to create a new door opening to a new accessible WC will involve the localised removal of some of the original building fabric, and will provide access to much needed welfare facilities.	There is no adverse impact from the removal of the existing, stained timber screens and doors at ground and first floor levels to the stairwell. It is essential that the architectural aesthetic and detail of the new replacement screens is to a high standard and specification. Details of the sections, profiles and finishes to be provided. There is a small loss to the evidential value at first floor level, by creating a new door opening, but the benefits would appear to outweigh the negative impacts of this change and will benefit the use of the building as a whole.	It is essential that details of the products, their profiles and finishes are agreed by all parties in advance of manufacture. They should be of quality and make a positive contribution to the architectural interest of the building in the future. Ensure that the WCBC Building Conservation Officer or Heritage Consultant is consulted and updated on a regular basis. As an offset to the changes that are proposed, a programme of localised survey work and recording should be considered to record the building, together with its current fixtures and fittings, and for the information to be deposited to the HER on completion.
b.10	Removal of the existing gutter at cornice level to the hipped roof at the south end of the building and replacement with new.	To increase the capacity of the existing gutters as a response to future climate change and to reduce the risk or water ingress and damage to the adjacent stonework details.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The gutter at cornice level to the south and return elevation on the west and east sides of the building form part of the 1907 build. Whilst yet to be confirmed, the existing powder coated, pressed metal ogee gutter is a recent	There is a need to increase the capacity of the existing gutters and to reduce the risk from blockages and water ingress into the building as there are only 2No rainwater outlets for the front of the building. The increased capacity should better accommodate heavier and more extreme weather events (subject to final detailing)	The specification and detailing are crucial to the success of this measure. It is important to ensure that the visual impact is low and that the proposals are complementary to the architectural aesthetic of the original 1907 build.	Ensure that the detailing adheres to e.g. the Lead Contractors Association details where applicable and that weirs are also provided to ensure that blockages will not damage the fabric of the building. Ensure that the visual impact of the wider gutter is low and that it discreet and architecturally

Ref.	Location of the Works	Your Objective	Significance of the affected building element, component, or detail	Assessing Beneficial Impact	Assessing Harmful Impact	Proposed Solution
b. Main phase of repair and adaptive re-use of the building - Continued. ….						
b.10			addition and of low/neutral heritage value, and probably supersedes an earlier mastic asphalt gutter detail in the same location. There are currently 2No outlets, but it is not known as to whether further outlets exist with internal downpipes that are built into the walls.			complementary to the aesthetic and details of the existing building.
b.11	Removal of the existing mineral felt pitched roof covering and reinstatement with slate and an adjacent lead valley (was possibly a copper lined valley originally, during the 1950's) detail on the west side of the building.	To reinstate a pitched slate roof covering on the existing roof structure. To introduce insulation into the existing roof void and to retain the existing ventilated cold roof detail with sufficient upstands on the internal face that will minimise the risk from water ingress.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The roofs either form part of the 1907 build (S + W sides of the building) or the 1950's extension (E + N sides of the building). The significance is either high or moderate, but the recent over-covering of finishes with mineral felt is of low/neutral value.	To reinstate lost details and roof materials and to thermally upgrade the building fabric where the impact is low/neutral on the existing building fabric.	To ensure that any thermal upgrades consider building performance and interstitial condensation. To ensure that the roofs are detailed well and will have a low risk of water ingress issues in the future. To ensure that the proposals are accessible for maintenance purposes and the future upkeep of the building. To ensure that the specifications are appropriate for the location and are detailed well to minimise the risk from future water ingress and/or from interstitial condensation.	To ensure that the approval of materials and details is agreed and finalised in good time and approved by WCBC Building Conservation Officer. No adverse impacts are anticipated if the works are specified and detailed well. The works also reinstate lost building details.
b.12	Removal of the mineral felt flat roof coverings and installation of new insulated flat roof coverings and associated detailing.	To reinstate existing flat roof covering. The nature of the original covering in these locations is not known at this time. on the existing roof structure. To introduce insulation into the existing roof void and to retain the existing ventilated cold roof detail with sufficient upstands on the internal face that will minimise the risk from water ingress	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The roofs either form part of the 1907 build (above the stairwell and first floor landing) or the 1950's extension (NW corner of the building). The significance is either high or moderate, but the recent over-covering of finishes with mineral felt and is of low/neutral value.	To address current maintenance concerns, to thermally upgrade the building fabric where the impact is low/neutral on the existing building fabric and to enhance the detailing to reduce the risk from water ingress.	To ensure that any thermal upgrades consider building performance and interstitial condensation. To ensure that the roofs are detailed well and will have a low risk of water ingress issues in the future. To ensure that the proposals are accessible for maintenance purposes and the future upkeep of the building. To ensure that the materials specifications and insulation upgrade is durable and will accept maintenance traffic etc. To ensure that the specifications are appropriate and are detailed well at the perimeters to minimise the risk from future water ingress.	To ensure that the approval of materials and details is agreed and finalised in good time and approved by WCBC Building Conservation Officer. No adverse impacts are anticipated if the works are specified and detailed correctly.
b.13	Removal of the existing mineral felt pitched roof covering and installation of a new finish with new rooflights and possibly an upgraded roof structure above the former first-floor exhibition space.	To remove the mineral felt roof covering, to recover the roof with a metal standing seam product and to reinstate the glass rooflights with thermally efficient double-glazed units together with an appropriate level of solar control.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The roof over the former exhibition space is located in the NE corner of the building and was part of the 1950's extension. The significance is medium in this location, but the recent over-covering of finishes with mineral felt and polycarbonate rooflight is of low/neutral value. It is assumed that the original roof covering finish was a copper standing seam.	To reinstate a metal roof finish (specification and finish is yet to be provided), so as to offer a more durable and thermally efficient solution. Construction also to manage overheating risks in the future. To reinstate thermally efficient glass rooflights along the length of the ridge, that is to replace the currently installed twin-wall polycarbonate covering. To be visually more appropriate for the location, where standing seam widths should be of a scale that is similar to the original copper and to a scale and colour/patina that is not bright, but will blend into the setting, particularly as a matching 'like for like' reinstatement is not proposed in this location.	It is assumed that the building investigations and the completion of a structural assessment of the roof construction will provide the baseline information against which informed decisions can be made. It is assumed that only minor repairs or strengthening works will be required to the existing, metal truss and purlin roof structure, internally, but this is yet to be confirmed. Concern currently exists over the visual impact of the new roof and rooflights, without additional information being available. The roof covering to be specified should not detract from the architectural details, tones and colours of the existing building and should not 'stand out' in any way. As the roof covering and rooflights are not proposing to be a like for like replacement, the specification of the new should be thermally more efficient and its specification should prevent overheating during the summer months and a stable working environment.	To ensure that the approval of specifications, materials and details is agreed and finalised in good time and approved by WCBC Building Conservation Officer with input from the Heritage Consultant. As an offset to the changes that are proposed, a record the building condition and details in this location, should be prepared and for the information to be deposited with the HER on completion. Product specifications, material samples and visualisation information, to be provided by the design team to convey the visual impact, or not of the proposed new roof and rooflights to the existing roof over the former Exhibition Space.
b.14	Installation of new partition walls and screens within the building.	To accommodate the new use and programme of the brief for the building as a Creative Hub and to meet both the functional demands but also the compliance and Building Regulations requirements/performance.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The new partitions and screens are to be constructed and installed in numerous locations at ground floor and first floor levels, and therefore in areas of high and medium significance in the main.	The locations of the new walls and screens will have a low impact on the heritage values, layout and details of special architectural impact as long as the architectural vision and detailing is executed to a high standard. A clarity and consistency is required to convey a new, fresh identity without removing its significance. The alterations to the layout are mainly proposed in areas of the building that have undergone considerable change historically and as such the impact on the evidential and historical values will be small. The new is in principle reversible, in nature.	There is a potential for historically significant material, together with the form and layout of the first floor and landing areas to be lost. The interventions will result in an adverse impact on the evidential and historical values locally within the building.	Preliminary building investigations will identify as to whether the heritage value associated with these joinery details is high or whether alterations have taken place. As an offset to the changes that are proposed, a programme of survey work and recording has commenced to record the building, together with its current fixtures and fittings, and for the information to be deposited as part of the HER on completion.

Ref.	Location of the Works	Your Objective	Significance of the affected building element, component, or detail	Assessing Beneficial Impact	Assessing Harmful Impact	Proposed Solution
b. Main phase of repair and adaptive re-use of the building - Continued. ….						
b.15	Installation of a new platform lift	To provide safe, level access through the building and to unlock the potential use of the first-floor level accommodation once more on an equitable 'barrier free' basis.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The ground and first floor locations for the lift, form part of the original 1907 build and sit within areas of Medium Significance, due to the extent of the modifications that have taken place to the interior at various times. Original details, fixtures and fittings have been lost and the remains of numerous phases of alteration have been stripped back on multiple occasions. The lift will sit within its enclosure to the west of the main circulation space through the building.	The introduction of a lift, in this area of the building would enable barrier free access to be provided to all areas of the building and for currently underutilised and obsolete accommodation, particularly at first floor level to be brought back into beneficial use for everyone. The lift is to be located to the side of the circulation space and will not compete with the representation of the existing building through the proposed architectural designs. The lift is to be located in a much altered area of the building, which has undergone multiple phases of change, with the building having been stripped of detail on numerous occasions.	The interventions are considered to be a manageable change, as the benefits should outweigh the negative impacts of the works, by ensuring that the whole building is accessible for the future. The visual impact of the works will be low, but is centrally located to best serve the building.	No known further actions to consider in respect to the lift installation at this time.
b.16	A programme of maintenance repairs to the external envelope of the buildings and to key architectural details, materials and finishes. The works are to include the reinstatement of lost details, where the evidence is not conjectural and where enhancements can be made to heritage values. will allow existing details to be repaired or reinstated where missing.	To sympathetically undertake a range of maintenance and repair tasks to the building fabric and to the finishes internally, using traditional materials, and craft skills. To address areas of deterioration and decay, or to reinstate some damaged or lost finishes and architectural details.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The areas of repair are mainly situated within the areas and rooms of highest heritage value. If specified and executed in accordance with best practice, the works will sustain the special conservation values for the future and/or enhance the recognised values.	If specified and executed correctly, the fabric repairs will be of benefit in the longer term and address current maintenance and repair issues. The repairs should address issues relating to the application of less 'breathable', inappropriate internal finishes over many decades. The repairs could/should reinstate lost architectural details and features of special interest and correct areas where the use of inappropriate materials have been used and where improvements could be made that will better sustain the conservation values of the building into the future (and hopefully reduce maintenance liabilities and associated costs into the future)	There would be no adverse impact if the repairs are specified correctly, that good building conservation practice and guidance is applied and that the focus is specific and the work is undertaken to a high standard and by experienced craftspeople.	Design Team to undertake a site walk with the Main Contractor prior to commencement to agree the scope and specification of the repairs Ensure that the WCBC Building Conservation Officer and the Heritage Consultant is consulted and updated on a regular basis.
b.17	New suspended ceiling finishes/islands within the areas of greater architectural interest, heritage value and significance.	As a means of coordinating and minimising the visual and physical impact of new MEP installations on the building fabric, where much is otherwise face-fixed and to avoid the wholesale chasing of walls. To make a positive architectural design impact whilst being able to retain/display and celebrate architectural details of special interest.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The proposals mainly relate to the spaces of high significance towards the south end of the building at both ground and first floor levels.	As a means of applying a new architectural aesthetic that aligns with the proposed use of the building as a Creative Hub. To distribute a multitude of building services in a coordinated manner and reduces the future proliferation of face-fixed services. To provide a reversible intervention and a framework that should allow for the building to be flexible and accommodate change, without requiring further significant intervention and damage to the evidential value of the building. To display existing architectural details, such as the cornices within the areas of highest significance.	If a considered and well-coordinated design and specification of ceiling is developed and progressed for implementation, the proposals would have a limited and small degree of reversible physical impact on the existing building fabric. Should the proposals not realise a positive design solution, the impact could be visually cluttered and would not allow the backdrop of special architectural interest to be represented in the most favourable manner. They could detract from the architectural qualities of the rooms, particularly at the southern end of the building.	Design Team to liaise with the Main Contractor, to determine that the suspension wire/strap fixings to the 'islands of lower ceiling' can be achieved and that the material construction of the first floor is suitable and has capacity to accommodate the fixings without secondary rails being required. Fixing specifications and the spacing of the fixings to the agreed with all partis in advance of commencement, including the level of the installations, once the MEP has been coordinated. Ensure that the WCBC Building Conservation Officer and the Heritage Consultant is consulted and updated on a regular basis.
b.18	New ceiling finishes within less significant areas of the building where the finishes and details are plain in nature.	As a means of coordinating and minimising the visual and physical impact of new MEP installations on the building fabric. To make a positive architectural design impact whilst and providing a new, vibrant, coherent and modern architectural aesthetic that will unify the building interior and the area of new extension.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. This item refers to spaces which hold lower levels of significance, within larger spaces and ancillary rooms towards the north end of the building, it is anticipated that a variety of suspended ceilings and ceiling materials will be used.	As previously, it is a means of applying a new architectural aesthetic that aligns with the proposed use of the building as a Creative Hub. To distribute a multitude of building services in a coordinated manner that reduces the future proliferation of face-fixed services. The materials and details are to be specified to moderate the acoustic characteristics of the spaces. To provide a reversible intervention and a flexible solution that will accommodate change, without requiring further significant intervention and damage to the evidential value of the building	The proposals are to be located within spaces of medium, low or neutral significance, and therefore the impact on the building fabric should be low. However, there is an opportunity for the architectural design language of the new to make a positive contribution to the building. If not executed to a high standard there is a risk that the proposals could appear visually cluttered and could detract from the potential	As previously, check the nature and composition of the existing ceiling/first floor construction for the purposes of the suspension wire/strap fixings and to ensure that no secondary structure also needs to be introduced. Ensure that the WCBC Building Conservation Officer and the Heritage Consultant is consulted and updated on a regular basis.
b.19	New wall finishes, products and specifications within the building,	Introduction of new decorative coatings and finishes to wall surfaces, that are compatible with the substrate. To ensure that the new finishes are 'breathable' and/or will not increase the risk of decay/condensation within the fabric. To ensure that any earlier decorative schemes are recorded and submitted to the HER	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The new wall finishes extend to all areas of the building and both areas of high significance as well as those of low or neural significance. The existing decorations will hold information	Following a programme of investigation, that appropriately specified materials and products should be progressed and applied to the existing wall surfaces to realise the architectural design/vision of the project. That areas of previously inappropriate wall finish specifications can be identified, and specifications selected that will improve the properties and	Is it necessary for nearly all internal walls to be 'skimmed'? What specification is being proposed for these purposes and is it an appropriate finish that will not have a detrimental impact on the breathability and performance of the existing. To ensure that the new finishes will not trap water within the fabric/depth of the walls, nor produce an elevated risk to interstitial condensation, mould and	Understand the nature, composition and properties of the existing wall finishes together with the substrate in each location before finalising specifications. It is likely that a number of products will need to be specified to avoid inappropriate products being applied, that might be detrimental to the existing. Investigation records to be submitted to the HER

Ref.	Location of the Works	Your Objective	Significance of the affected building element, component, or detail	Assessing Beneficial Impact	Assessing Harmful Impact	Proposed Solution
b. Main phase of repair and adaptive re-use of the building - Continued. ….						
b.19 continued…	Remodelling and rationalisation of the central stalls within the market hall.		about the changing fashions, trends and conventions experienced throughout the history of the Old Public Library Building	performance of the decorations. The new designs and layout should provide a coherence to the appearance of the interior and a freshness and clarity to realise the brief for the new Creative Hub and will assist wayfinding and the customer experience. Any investigations may inform future decisions regarding the colour schemes. The investigations will also provide guidance in connection with the compatibility of current paint finish with historical coatings or products.	fungal growth across what are mainly solid wall constructions. It is not known as to whether a cavity exists within the construction of the existing walls, particularly those towards the south end of the building. Traditional building materials and products should be considered and where specifications are proposed for the walls to be skimmed, that they do not result in partially obscuring the detail of existing cornice profiles etc.	The Design Team to undertake a site walk with the Main Contractor prior to commencement to ensure that the approach of the repairs and/or replacement is fully understood by all parties. Ensure that the WCBC Building Conservation Officer or Heritage Consultant is consulted and updated on a regular basis. As an offset to the changes that are proposed, a programme of localised survey work and recording should be considered to record the building, together with its current fixtures and fittings, and for the information to be deposited to the HER on completion.
b.20	Thermally upgrading the internal face of external walls in areas of lower/neutral heritage value.	To improve the thermal performance and therefore the thermal comfort of the building seasonally for users and visitors. To reduce heating/running costs and to reduce carbon emissions. To ensure that the annual costs of the building to run and to maintain are affordable and sustainable and will not unduly be as exposed to increasing volatility in the fuel	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. Any thermal upgrade works to the internal face of external walls will only be undertaken in areas of medium, low or neutral significance.	As long as the specifications are 'breathable' and will not pose a risk from interstitial condensation that may cause the fabric to deteriorate, the interventions would be positive and enable the thermal comfort of the interior to be more stable, better regulated and more efficient to heat. There is an opportunity for any new MEP services to be recessed (not face fixed) and coordinated, to avoid visually intrusive installations and a more refined design aesthetic. It should also function to improve flexibility and adaptability in the future without needing to larger programmes of building works.	The proposals should be limited to spaces and areas of lower significance and heritage value, and/or locations that are much altered or where there is little, detail or special architectural interest. Should inappropriate specifications be promoted and/or dynamic dewpoint calculations not undertaken, there is a risk that the linings could manifest a range of building defects or liabilities in the future. If the opportunity not to design a coordinated MEP solution is taken, there is a risk that changes and adaptations in the future will result in the proliferation of surface fixed installation with a visually negative impact.	Thermal and dewpoint calculations to be prepared, and specifications agreed in advance. Ensure that the WCBC Building Conservation Officer or Heritage Consultant is consulted and updated on a regular basis.
b.21	New and/or repaired floor finishes within the building	To provide the functional performance and coherent architectural design impact that aligns with the project vision. To expose and repair original floor finishes, particularly those within the more significant areas of the building e.g. the main entrance, staircase and rooms at the south end of the building.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The works are proposed in all areas of the building, but the repairs will be undertaken within the terrazzo, the mosaic on the staircase and to the woodblock flooring in ground and first floor locations.	Specifications, working methodologies, new floor finish, products and specifications within the building, e.g. the woodblock and terrazzo flooring.	Ensure that the repairs are undertaken on a 'like for like' basis where applicable with trialling and the selection of recognised building conservation materials or repair techniques. The impermeable sheet finishes will not encounter any issues with moisture/dampness. That floor coverings are in character and complementary to the architectural aesthetic.	Trialling of repairs should be undertaken. Ensure that the WCBC Building Conservation Officer or Heritage Consultant is consulted and updated on a regular basis.
b.22	Installation of damp proofing and tanking products to the fairfaced brickwork walls within the basement.	To reduce the risk of moisture ingress, to stabilise the internal environment and the condition of the wall finishes.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The basement forms part of the original 1907 build and whilst not an area of High Significance, it has retained its layout and until recently its use as a plant room/boiler house.	The environmental conditions are likely to be more stable, should the use of the rooms in future require close thermal and R/H control.	The evidential value of the currently painted brickwork wall finishes will be lost, and it is likely that the remains of existing joinery frames etc. will be removed, due to the thickness of the likely build-up. No vapour breathability, are the works necessary?	It is requested as to whether this item of works might be reconsidered and not progressed. To review the future function/use of the spaces and whether such invasive and non-reversible operations will be needed if the basement is not used intensively within the final scheme.
b.23	Installation of new MEP services within the building and specifically the location and detailing of the main containment routes, risers, and where penetrations are required within existing walls.	To enable the future use of the building to function as a Creative Digital Industries Hub. For the systems to be more sustainable and cost efficient. The systems are to be resilient and be capable of change/adaptation in the future. To refresh, rationalise and improve the internal appearance of the spaces and to align the proposals with the needs, expectations and the requirements of building users.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The works are proposed in all areas of the building, and the main containment routes run along most circulation spaces and within most of the larger principal rooms. Existing fittings and installations are to be removed and are of neutral significance. Their carful removal will not have a detrimental impact on the building.	The locations of the main MEP distribution routes has been carefully selected to minimise visual impact, and where it is necessary, that MEP installations do make a positive contribution to the design and to the architectural aesthetic or are coordinated to minimise impact on existing heritage values in any way. The careful coordination of services should declutter the internal appearance of the space so that the architectural, evidential and aesthetic qualities of the space can be appreciated by more people.	To ensure that all builders work in connection with the installation of the services is clearly defined and agreed beforehand so to avoid alterations or loss to the existing building fabric. To ensure that all support structures and fixings associated with the installations are defined and agreed beforehand and to ensure that they will not be visually intrusive, nor detrimental to the condition and integrity of the building fabric, particularly in areas of high evidential value. Coordination and careful detailing of wall penetrations are required to ensure that they don't become visually negative interventions, particularly to the prominent west facing elevation to Queens Square and at any location associated with the southern end of the building.	To ensure that the MEP proposals are fully designed pre-contract in terms of routing, supports or fixings and that the builders works associated with the installations are properly reviewed and coordinated within the Design Team and with the Main Contractor. To ensure that the routes are kept to a minimum and prioritised where practicable within spaces of low significance. Particular attention to be given to the development of design proposals that will accommodate the discreet, coordinated negotiation of numerous downstand beams, at ground floor level. Where impacts on the evidential values might be encountered and as an offset to the changes that are proposed, a programme of survey work and recording is recommended to record the areas of change, and for the information to be deposited as part of the HER on completion.

Ref.	Location of the Works	Your Objective	Significance of the affected building element, component, or detail	Assessing Beneficial Impact	Assessing Harmful Impact	Proposed Solution
b. Main phase of repair and adaptive re-use of the building - Continued. ….						
b.24	Installation of new small power, data, AV and fire detection installation throughout the building	To enable the future use of the building to function as a Creative Digital Industries Hub. For the systems to be more sustainable and cost efficient. The systems are to be resilient and be capable of change/adaptation in the future. To refresh, rationalise and improve the internal appearance of the spaces and to align the proposals with the needs, expectations and the requirements of building users. To closely coordinate the proposals to the proposed architectural aesthetic of the emerging design.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The works are proposed in all areas of the building, to all rooms and spaces, both of high significance or locations of low significance. Existing fittings are of neutral significance and their carful removal will not have a detrimental impact on the building.	The installations are necessary for the functional operation and safety systems of the building. Where coordinated, the proposals will provide an integrated design solution that will accommodate the future needs of the Building Brief.	If not coordinated, the installations could have a negative impact on the values of special architectural interest. It is necessary that the MEP installations are fully coordinated with the architectural design proposals to ensure that the works do not diminish the conservation values and significance of the building. To ensure that the fittings are aesthetically appropriate for the setting and make a positive contribution to design intentions. To ensure that wiring routes associated components are integrated discreetly within the scheme.	To ensure that the MEP proposals are fully designed pre-contract in terms of routing, fixings and the specification of fittings and that the whole is coordinated with the Architectural Design Proposals and that the installations are properly reviewed and coordinated within the Design Team and with the Main Contractor. Particular attention to be given to the development of design proposals that will consider the impact on all internal elevations, but particularly those within the Principal Rooms of High Significance. It is advised that coordinated internal elevation drawings are prepared within agreed locations.
b.25	Installation of new light fittings within the building.	Existing light fittings to be replaced to LED and a new lighting scheme developed to improve lighting levels and for the fittings to be controllable and to be suitable for the new purpose as a Creative Hub	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The works are proposed in all areas of the building, to all rooms and spaces, both of high significance or locations of low significance. Existing fittings are of neutral significance and their carful removal will not have a detrimental impact on the building.	The proposals will enhance the appearance of the interior and should emphasise the architectural details of the building whilst also delivering the operational functionality of the spaces and the new use of the old Library. The fittings will be more energy efficient and will have fewer carbon emissions.	To ensure that the fittings are aesthetically appropriate for the setting and make a positive contribution to design intentions. To ensure that wiring routes associated with the fittings are integrated discreetly within the scheme.	To ensure that the MEP proposals are fully designed pre-contract in terms of routing, supports or fixings and builders works associated with the installations are properly considered. No further action is necessary.
b.26	Installation of new heating services within and adjacent to the building.	Existing radiators, pipework and boilers to be removed. For the system to be more sustainable and cost efficient. The system is to be resilient and be capable of change/adaptation in the future. To refresh, rationalise and improve the internal appearance of the spaces and to align the proposals with the needs, expectations and the requirements of future building users. To closely coordinate the proposals to the proposed architectural aesthetic of the emerging design and other aspects of the MEP works.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The works are proposed in all areas of the building, to all rooms and spaces, both of high significance and of locations of low significance. Existing fittings are of neutral significance and their carful removal will not have a detrimental impact on the building.	Comfort levels, the controls and the carbon emissions will combine to offer a designed access arrangement, but with the assistance of local narrators. There is nothing specific to be considered, except for the heating of pipework, and its routing around the building.	To ensure that the fittings are aesthetically appropriate for the setting and make a positive contribution to design intentions. To ensure that routing of pipework and drops together with the associated fittings, thermostats and controls are coordinated in their fixing location and are integrated discreetly within the scheme.	To ensure that the MEP proposals are fully designed pre-contract in terms of routing, supports or fixings and builders works associated with the installations are properly considered.
b.27	Installation of new ventilation and mechanical extract services within the building and any impacts on the external elevations.	As part of the MEP proposals to ensure that ventilation and mechanical extract services are installed to support the MEP strategy, together with the refurbishment of welfare facilities within the building. For the systems to be more sustainable and cost efficient. The systems are to be resilient and be capable of change/adaptation in the future.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The works are focussed in the main within and adjacent to welfare facilities and ancillary spaces which are mainly of medium or low significance. However, some installations e.g. first floor level in the historical part of the 1907 building is of high significance.	To ensure that the environmental conditions internally are conducive to the future use of the building and to ensure that the performance conforms to the guidance and best practice, including managing heat loss from the building.	To ensure that all builders work in connection with the installation of the services is clearly defined and agreed beforehand so to avoid alterations or loss to the existing building fabric. To ensure that all support structures and fixings associated with the installations are defined and agreed beforehand and to ensure that they will not be visually intrusive, nor detrimental to the condition and integrity of the building fabric, particularly in areas of high evidential value., whether internally or externally. Details, materials, colours and sizes to the provided of grilles and outlets at the building perimeter.	To ensure that the MEP proposals are fully designed pre-contract in terms of routing, supports or fixings and builders works associated with the installations. Where impacts on the evidential values might be encountered and as an offset to the changes that are proposed, a programme of recording should be considered locally and for the information to be deposited as part of the HER on completion.

Ref.	Location of the Works	Your Objective	Significance of the affected building element, component, or detail	Assessing Beneficial Impact	Assessing Harmful Impact	Proposed Solution
c. New café extension to the north elevation						
c.1	Excavation and construction of the new sub-structure and drainage for the new extension to the café.	To provide foundations a new ground floor slab and drainage connections for the proposed café extension on the north side of the building.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The area of the extension under consideration stands beyond the line of the north elevation that is currently defined as a outdoor yard space, and the pedestrian route between the Old Library Building and Guildhall. The ground floor section of brickwork forms part of the original 1907 build and the first-floor brickwork is part of the 1950's extension. The significance is medium or low in respect of the building, but the walls and planter are of neutral significance and hold no/very little heritage value and in many regards diminishes the value of the existing and does not make a positive contribution to the qualities and character of the public realm. The below ground remains of the property known as Yspytty should also be considered within the immediate context.	Ensuring that the superstructure can be constructed and that the café space is fully serviced, in accordance with the architectural design proposals.	Care to be taken in connection with the installation of new below ground services to the building perimeter when excavating. No information is available about the nature and condition of the ground beneath the Old Library Building, particularly as it stands on part of a property previously known as Yspytty and the extent of any Archaeological potential. Ensure that the visual impact of new Inspection Chamber covers are coordinated within the setting and do not adversely have a negative visual impact on the setting. The 'cluttering' of the urban realm and of pedestrian circulation spaces should be avoided.	There is a low risk of damaging heritage values with the installation of the new below ground drainage services and should any circumstances materialise where archaeological / evidential material is being lost, this damage will be offset by a programme of archaeological and/or building recording and a 'watching brief' equivalent with the depositing of these records with the Historic Environment Record (HER) on completion. The integration and visual simplification associated with the installation of new drainage services should be considered carefully and inspection chamber covers recessed where appropriate to reduce their visual impact with the streetscape. The proliferation and visual 'decluttering' of the setting should be developed and implemented.
c.2	Construction of a new external compound space.	To provide a recycling/bin space for serving the café and the building as a whole.	As above – Item c.1	Provides a plain service space for the operation of the new Creative Hub. The compositionally plain nature of the construction can act as a counterpoint to the glazed elevations of the glass structure to the Café. The proposal is not directly visible to designated buildings on Chester Street, due to the maturing trees and vegetation that grown along the line of sight between key locations.	As above – Item c.1 The detailing should complement the better qualities of the exiting building. and/or provide a visual anchor to the transparent glass construction of the café envelope. Ensure that the detailing makes a more positive contribution to the urban realm and placemaking objectives for the space that exists between the two buildings and with Queens Square.	No specific items to be addressed.
c.3	Construction of the new, glazed extension, its structure, its finishes and its interface details with the existing building and immediate context.	To provide a new contemporary structure and building envelope to a café extension on the north side of the existing Old Library Building. To ensure that the extension makes a positive architectural contribution to the designated Old Library and to the qualities and use of Queens Square. To ensure that the pedestrian route from Llwyn Isaf Park into Queens Square is more welcoming, animated and less austere.	As above – Item c.1	Subject to the specification and detailing of the proposed internal structure and that of the glass to the café envelope, the clean, modern architectural language of the proposals should make a positive contribution to the setting of the Old Library and to the Public Realm. The transparency of the glazed envelop provides animation to the street and ensures that	It is necessary for the design, specification and construction of the structure and building envelope is executed well for the vision of the design proposals to be fully realised. Consideration to be given to the interception of rainwater the detailing of gutters, together with the detailing of the interface with the brickwork elevations of the existing. To ensure that there is a clear maintenance strategy for the existing designated building and that the construction of the new extension will not prove to be problematic at a future date.	Design Team proposals to be reviewed and coordinated in detail as the project progresses to the next work stages. Ensure that the WCBC Building Conservation Officer or Heritage Consultant is consulted and updated on a regular basis.
c.4	Installation and integration of the new MEP services within the café	To enable the future use of the building to function as a Creative Digital Industries Hub with a publicly accessible cafe offer. For the systems to be more sustainable and cost efficient. The systems are to be resilient and be capable of change/adaptation in the future. To refresh, rationalise and improve the internal appearance of the spaces and to align the proposals with the needs, expectations and the requirements of building users.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The works are proposed along and adjacent to the north elevation to the 1907 ground floor spaces, which are much altered and plainer in detail. It is likely that the services will be exposed as a result of the transparency of the glass building envelope.	The locations of the main MEP distribution routes has been carefully selected to minimise visual impact, and where it is necessary, that MEP installations do make a positive contribution to the design and to the architectural aesthetic or are coordinated to minimise impact on existing heritage values in any way. The careful coordination of services should declutter the internal appearance of the space so that the architectural, evidential and aesthetic qualities of the space can be appreciated by more people.	To ensure that all builders work in connection with the installation of the services is clearly defined and agreed beforehand so to avoid alterations or loss to the existing building fabric. To ensure that all support structures and fixings associated with the installations are defined and agreed beforehand and to ensure that they will not be visually intrusive, nor detrimental to the condition and integrity of the building fabric, particularly in areas of high evidential value. Coordination and careful detailing of wall penetrations are required to ensure that they don't become visually negative interventions, particularly to the prominent north and west facing elevations to Queens Square and Guildhall at any location.	To ensure that the MEP proposals are fully designed pre-contract in terms of routing, supports or fixings and that the builders works associated with the installations are properly reviewed and coordinated within the Design Team and with the Main Contractor. Where impacts on the evidential values might be encountered and as an offset to the changes that are proposed, a programme of survey work and recording is recommended to record the areas of change, and for the information to be deposited as part of the HER on completion. It is advised that coordinated internal elevation drawings are prepared within agreed locations.
c.5	Construction of the proposed 'green wall' and associated servicing to the north wall of the existing building.	As a decorative and living feature to enhance the new extension and to provide an more pleasant internal environment.	As above – Item c.4	To provide a reversible, decorative and living feature to enhancement to the character of the whole. There is little or no negative impact of heritage values	As long as the detailing is reversible and will not have a negative impact on evidential value, there are no foreseen problems.	No specific items to consider or to resolve.

Ref.	Location of the Works	Your Objective	Significance of the affected building element, component, or detail	Assessing Beneficial Impact	Assessing Harmful Impact	Proposed Solution
c. New café extension to the north elevation - Continued. …						
c.6	External works associated with the construction of the new café extension.	Construction of planting beds on the north and east side of the building. Construction of a ramp at the NW corner.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The areas under consideration include the spaces on the north and east side of the building.	Will provide seasonal colour and nectar for wildlife. Will complement the visual impact of the extension within its setting and improve the qualities of the urban realm.	No specific issues to address as the proposals will have a low/little impact on the existing designations.	No further actions are necessary, other than to ensure that the access covers to below ground services are concealed and will not be visually detrimental to the public realm.
d. The use of Queens Square as an events, performance and festival venue						
d.1	Installation of new utilities infrastructure for the hosting of events and performances, above and below ground.	To upgrade and reinforce the services infrastructure above and below ground to host events in Queen's Square. The scope includes the provision of services pillars within the hard landscaped area and services at the back of an existing brick-built raised bed.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The areas under consideration include both above and below ground services and connection points on the west side of the Old Library Building. The ground floor and all except the NW corner of the first-floor form part of the original 1907 build and are of medium or high significance.	Ensuring that the hosting of public events and weekly markets can be easily serviced. That the futureproofing of installations is considered. To remove currently visually intrusive electrical equipment and enclosures from the public realm,	Care to be taken in connection with the installation of new building services to the building perimeter when excavating. No information is available about the nature and condition of the ground beneath or adjacent to the Old Library Building and the extent of any Archaeological potential. The visual impact associated with the positioning of the electrical cabinets and serves enclosures could be problematic and should not visually 'clutter' the public realm of Queens Square. A coordinated solution should be developed that is discreet and which forms part of a complementary architectural aesthetic.	There is a low risk of damaging heritage values with the installation of the building services Should any circumstances materialise where archaeological / evidential material is being lost, this damage will be offset by a programme of archaeological and/or building recording and the depositing of these records with the Historic Environment Record (HER) on completion. The integration and visual simplification associated with the distribution of existing services should be adopted at every opportunity. The proliferation and visual 'decluttering' of the setting should be developed and implemented. It is important that all works associated with the servicing of these works and both hard and soft landscaping are properly coordinated prior to commencement.
d.2	The construction of a retractable display screen adjacent to the west elevation of the Old Library	To host/present/display public events, functions and celebrations in Queen's Square on a seasonal or periodic basis.	The Old Public Library Building is designated grade II and therefore its heritage values on balance are of National Significance. The areas under consideration encompass the west facing elevation to Queens Square and part of the original 1907 build. The proposals will not physically be attached to the designated building and will only be used periodically.	Will allow the Old Library and the adjacent civic buildings to become a backdrop for events to be held in Queens Square in the future. To ensure that an integrated display/projection solution can be developed that will be available for use by WCBC.	If detailed sensitively and the structural components are coordinated into the construction of the existing planter, the impact on the conservation values of the Old Library will be small. The screen will obscure being able to see the west elevation of the Old Library, but the temporary and seasonal nature of use will mean that there is no permanent damage in any way.	No further action is required as the screen will be retractable and will only be used periodically for large outdoor events.

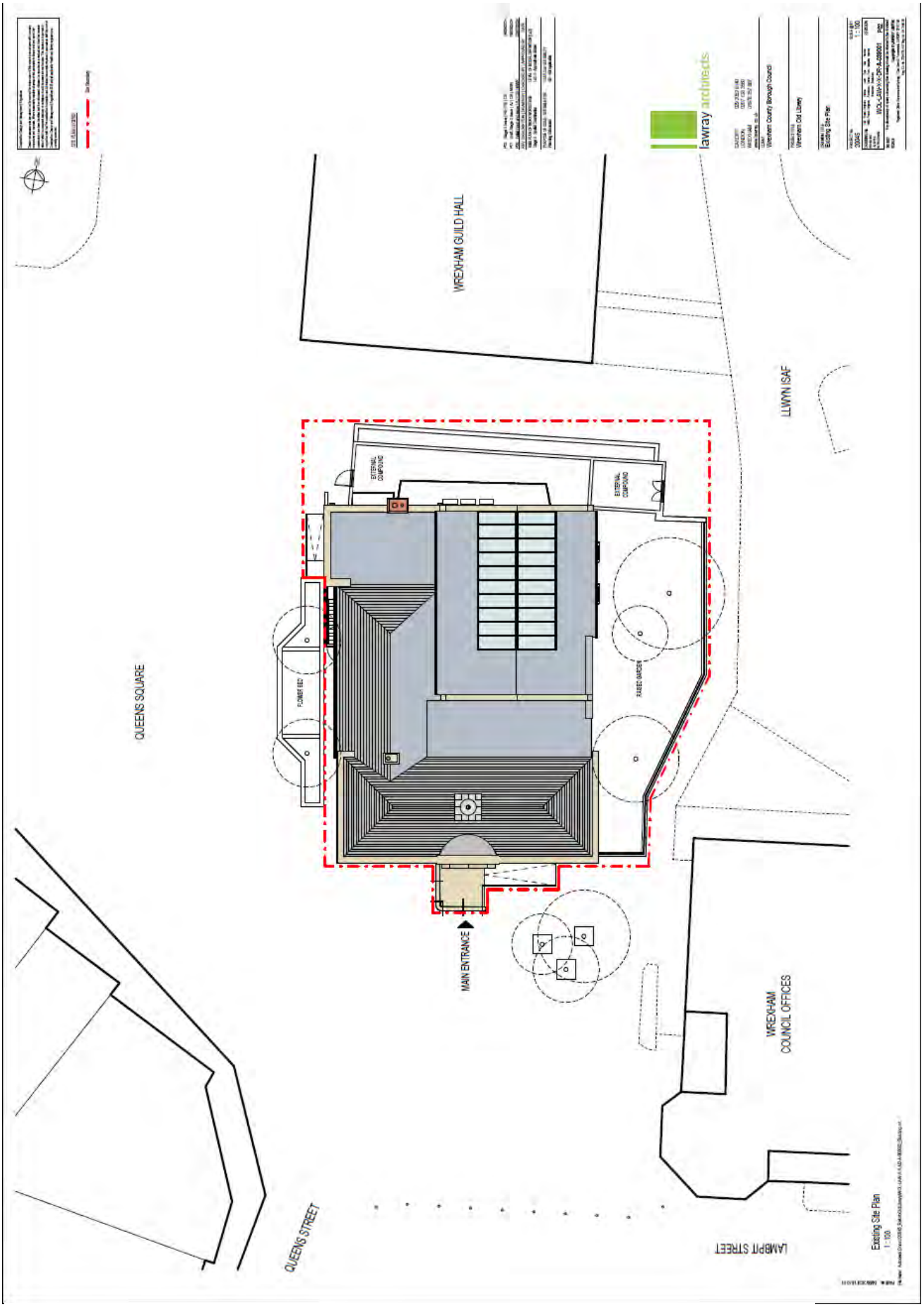
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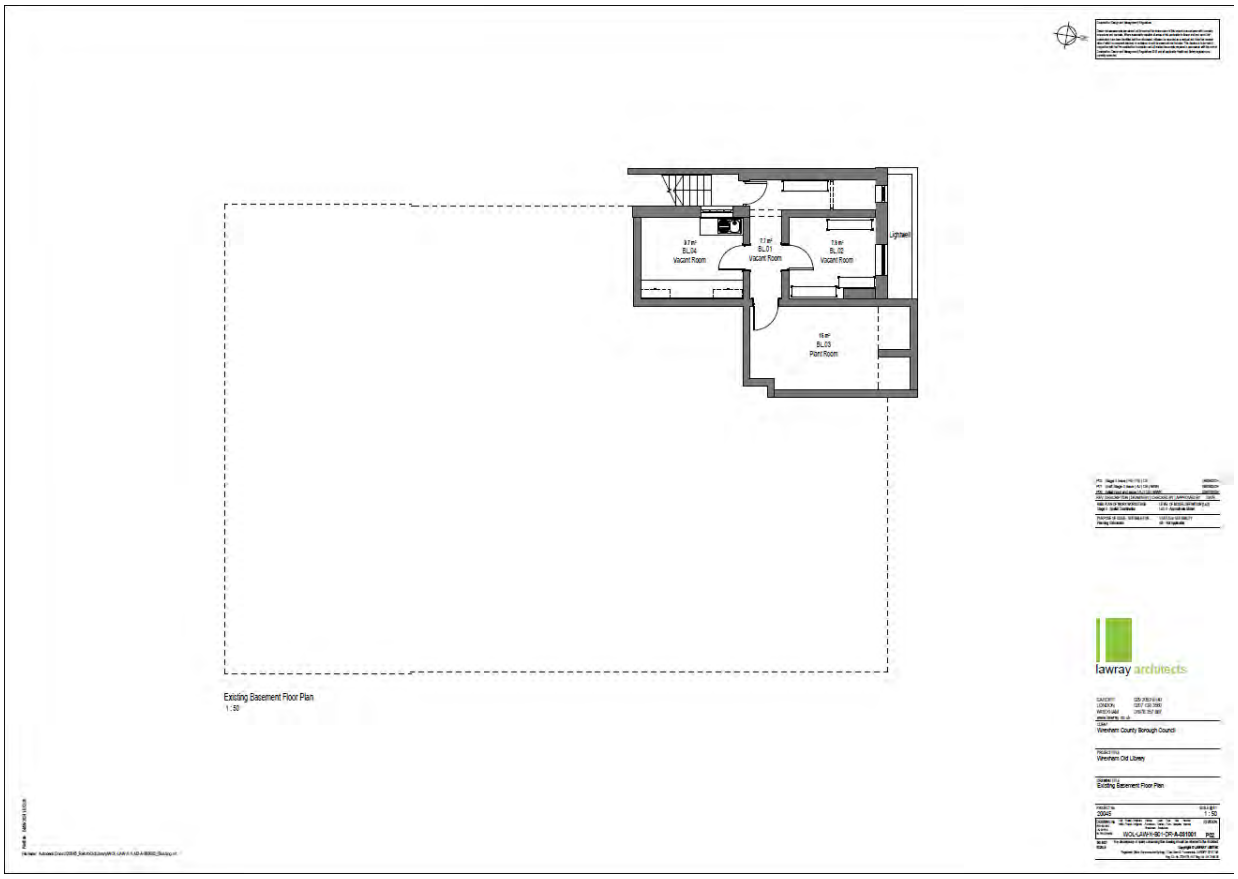
Documents and guidance referenced during the preparation of this assessment include –

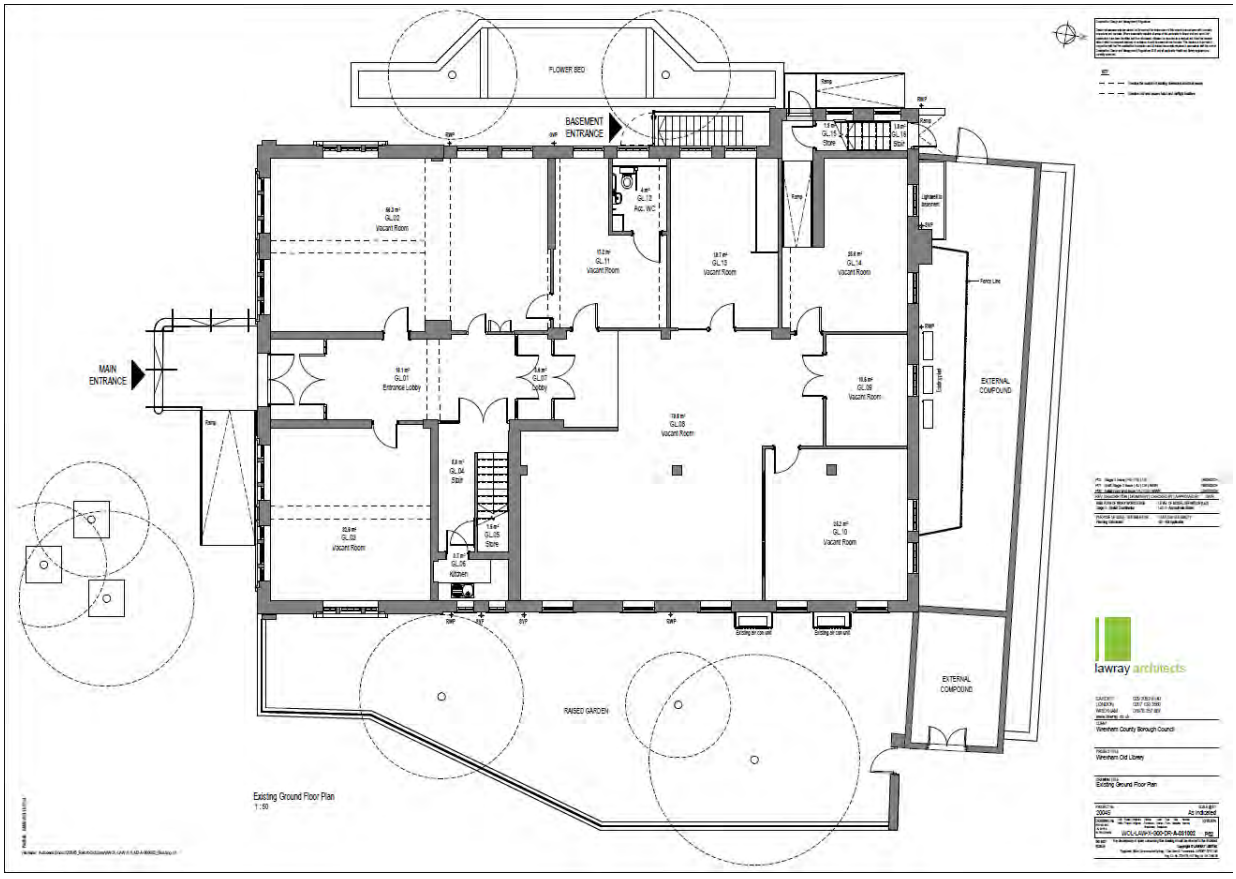
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Appendix A – Selection of Existing and Proposed Drawings

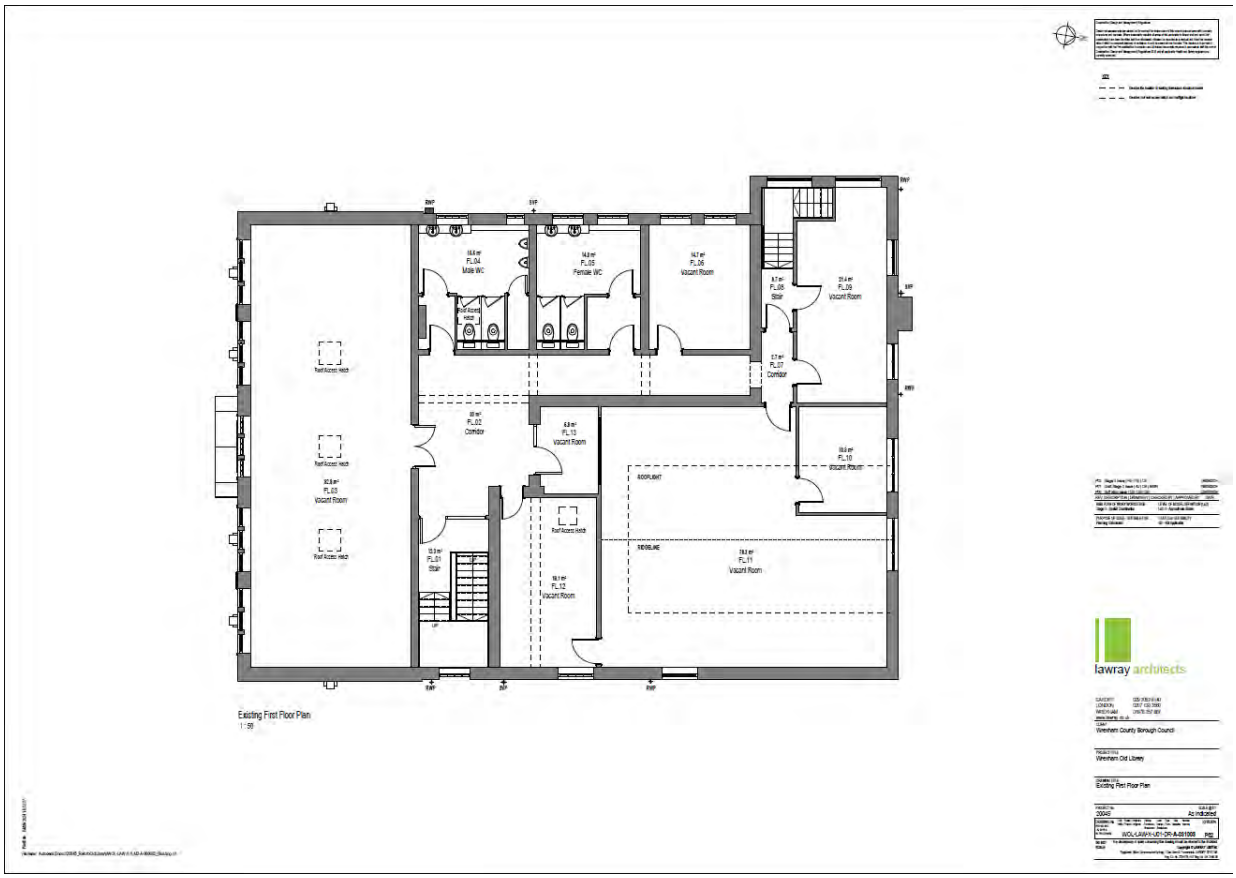


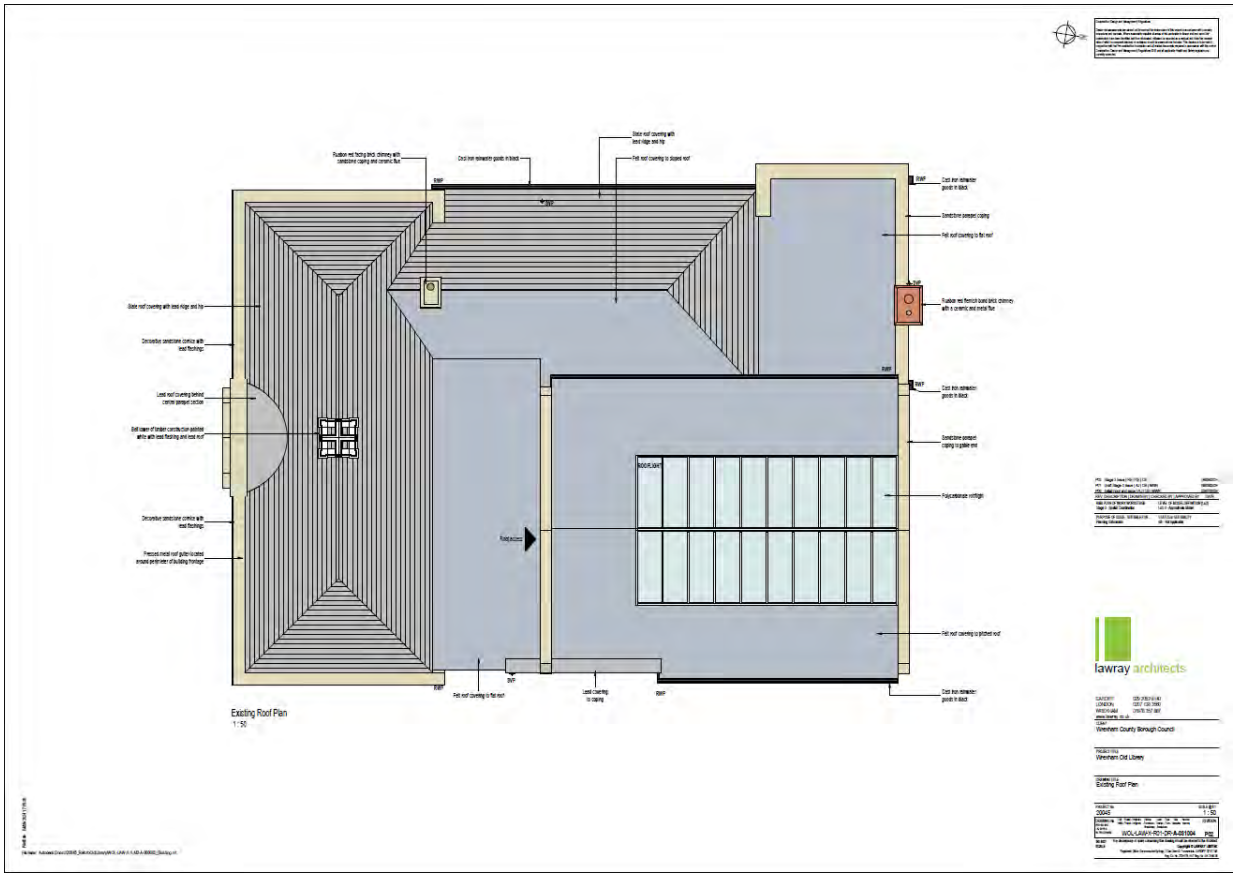
Existing Site Plan



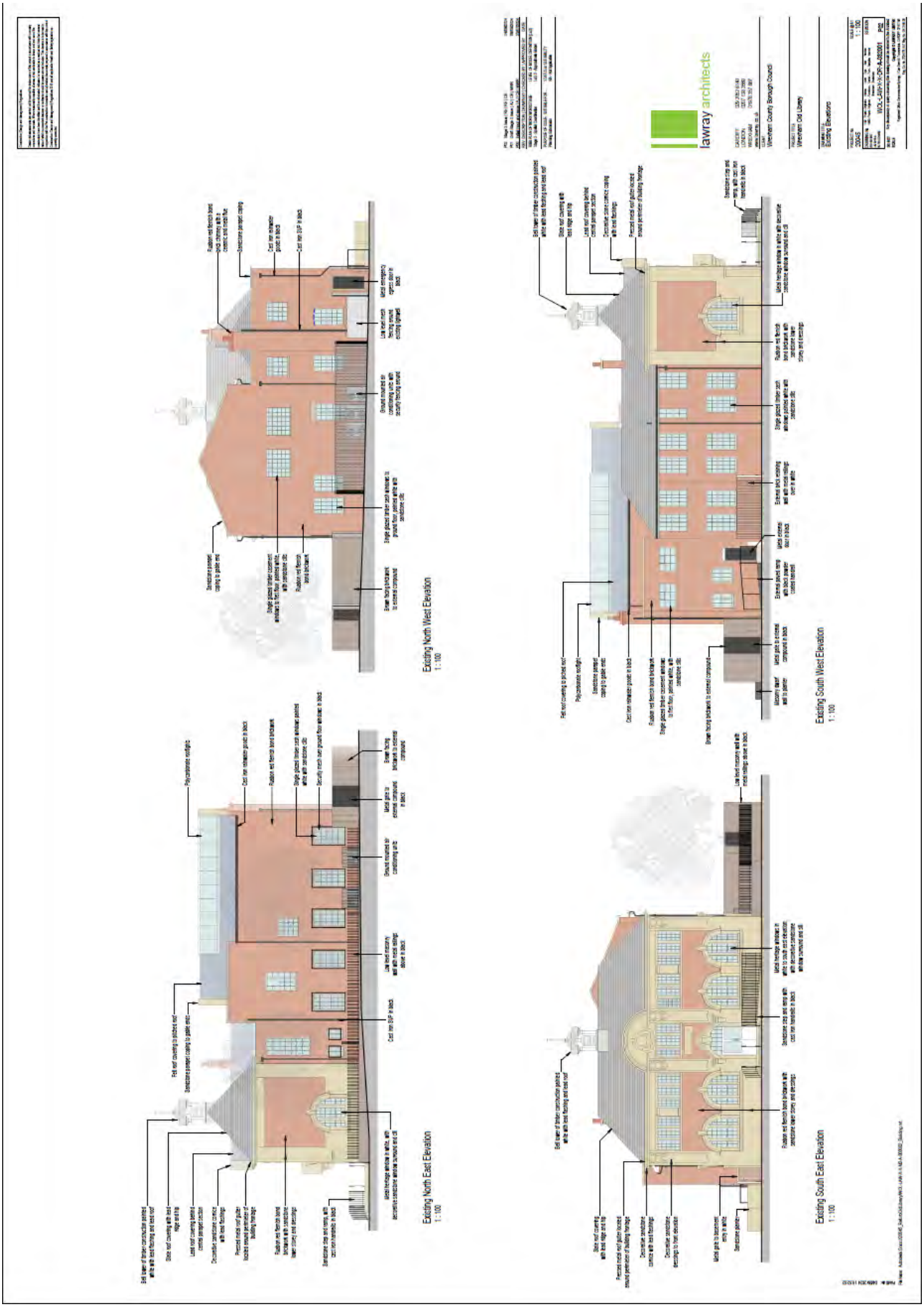


Existing Basement and Ground Floor Plans

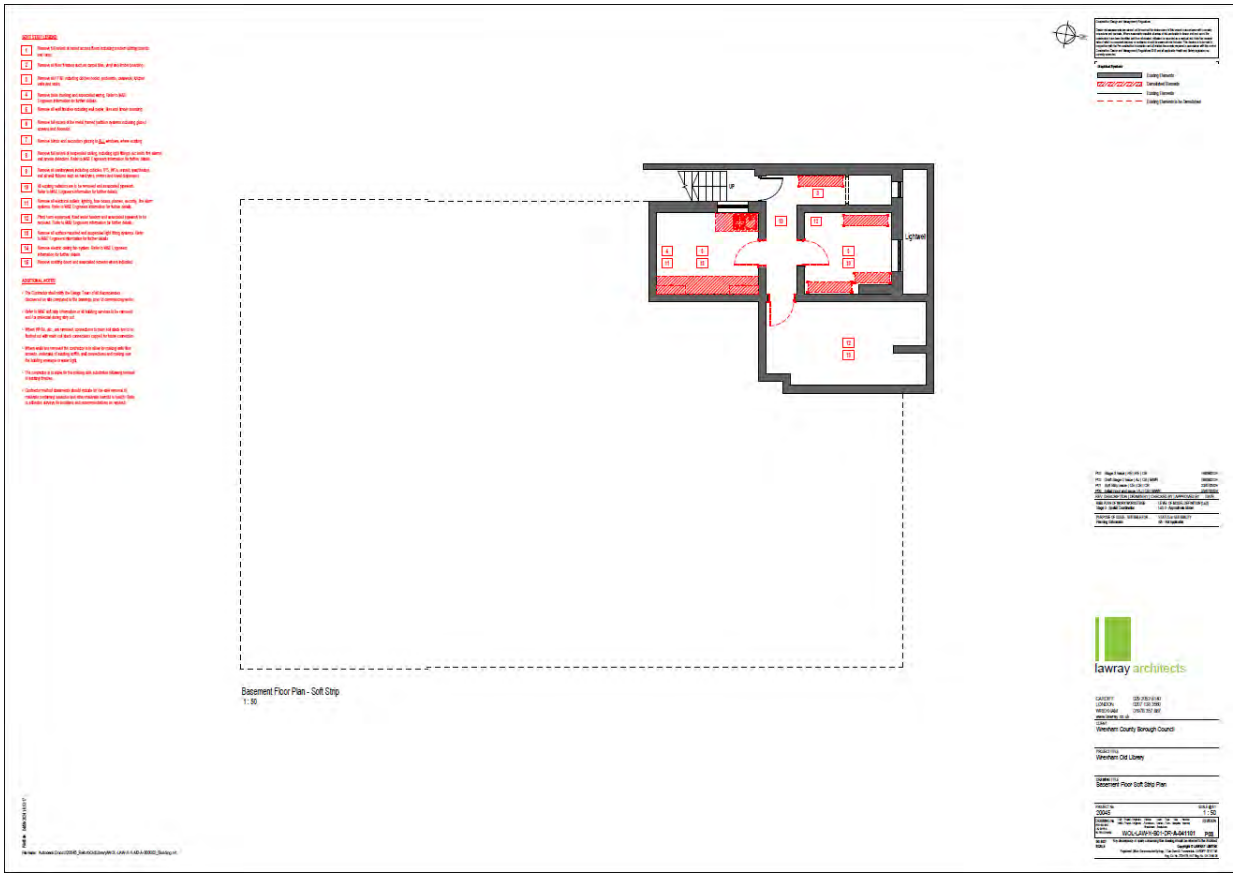




Existing First Floor and Roof Plans

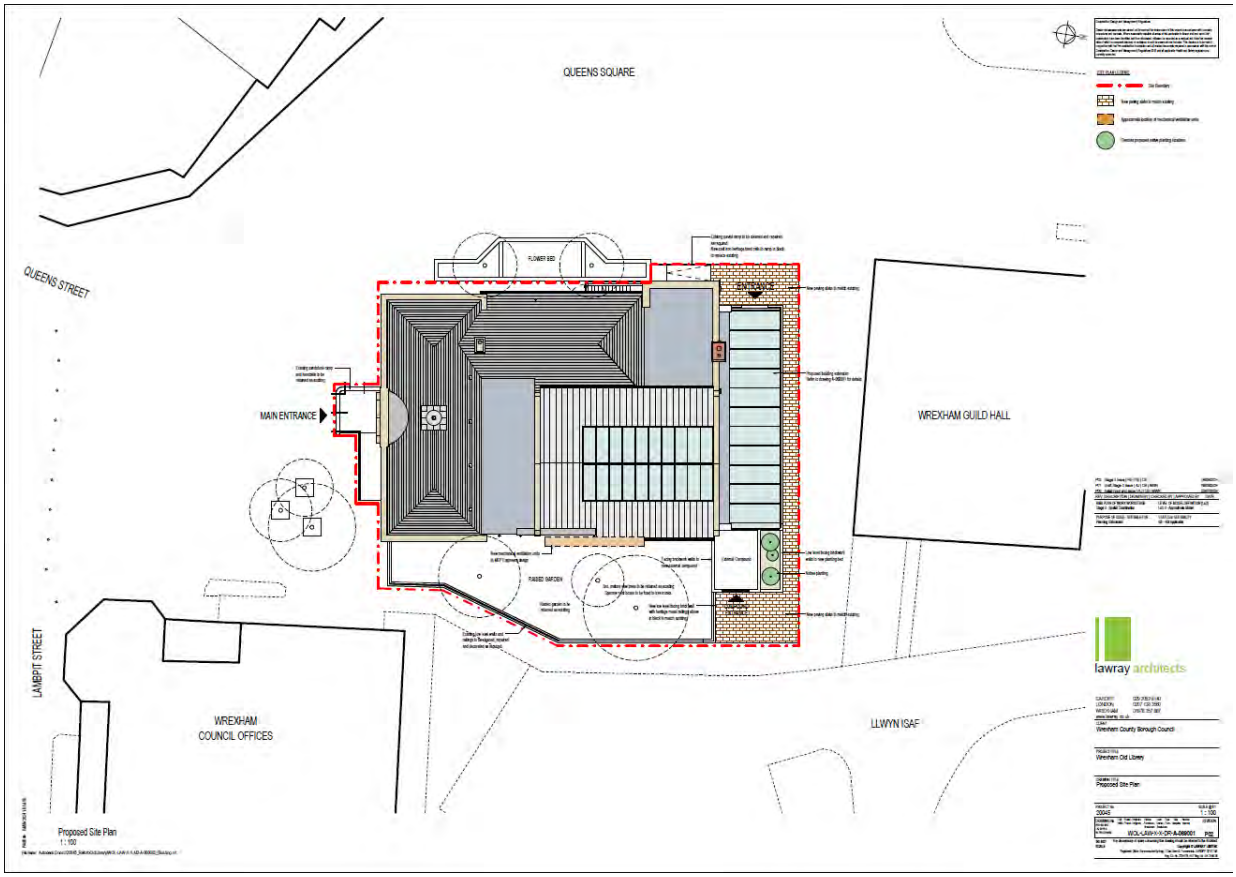


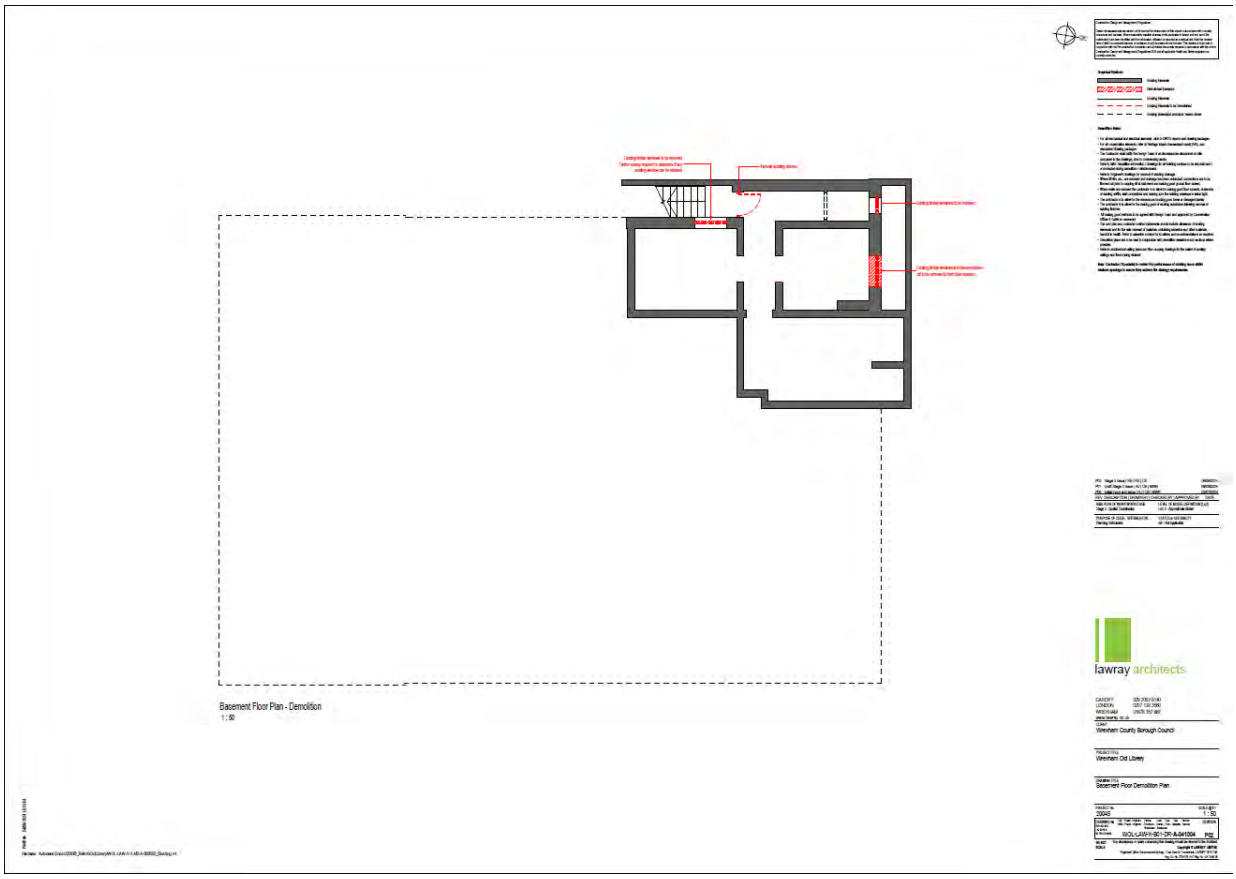
Existing Elevations

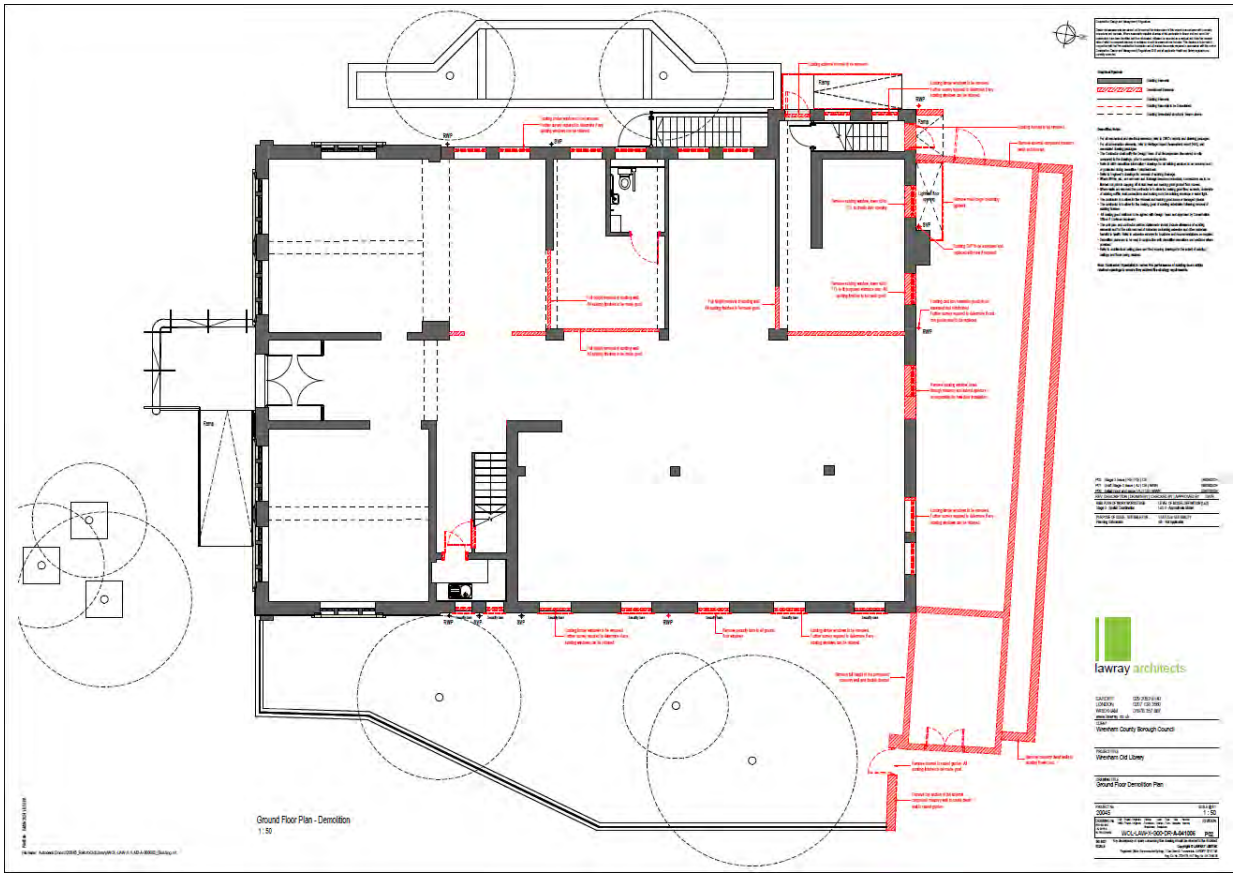

Basement Floor Plan - Soft Strip
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lawray architects
Wrexham County Borough Council
Wrexham Old Library
Basement Floor Soft Strip Plan


FLOWER BED
EXTERNAL COMPOUND
RAISED GARDEN
EXTERNAL COMPOUND
lawray architects
Wrexham County Borough Council
Wrexham Old Library
Ground Floor Soft Strip Plan

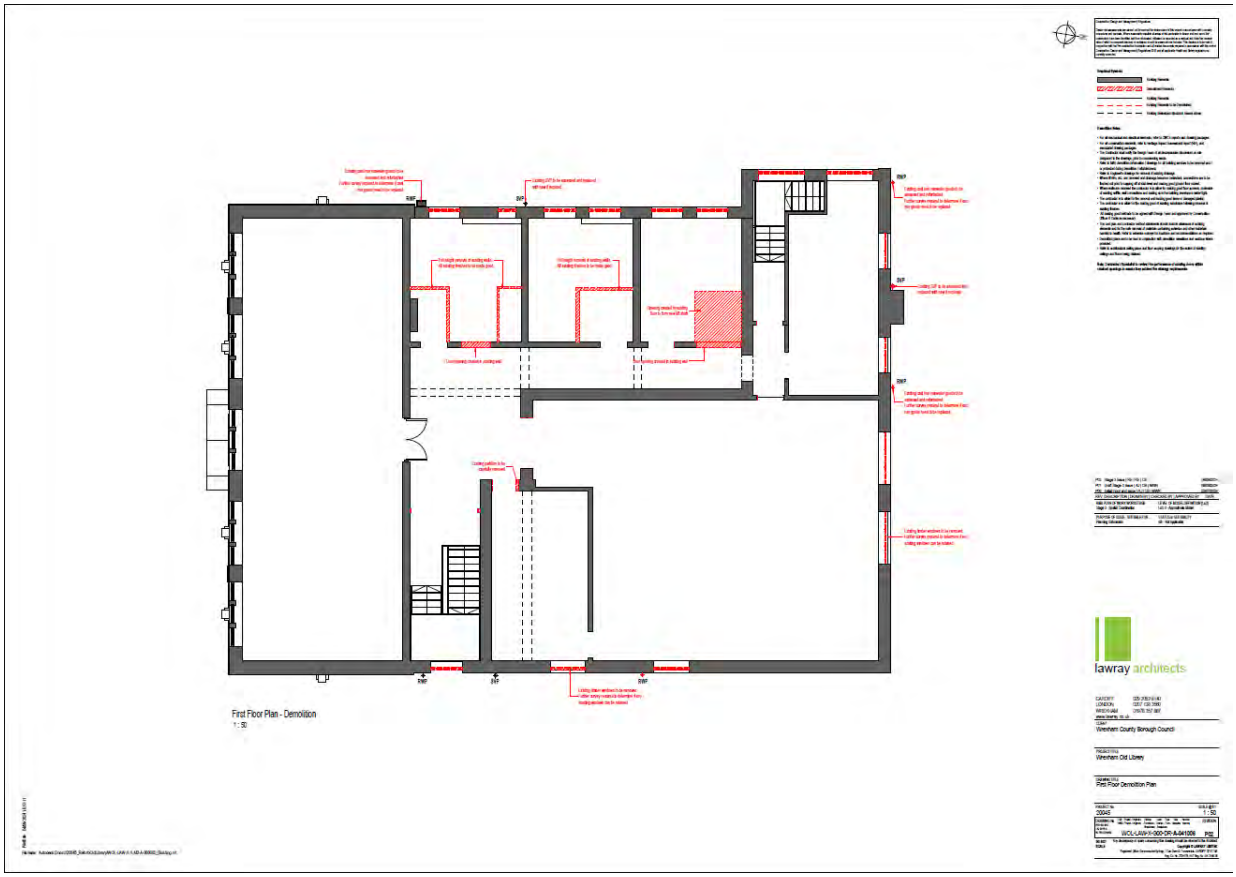

First Floor Plan - Soft Strip
1 : 50
lawray architects

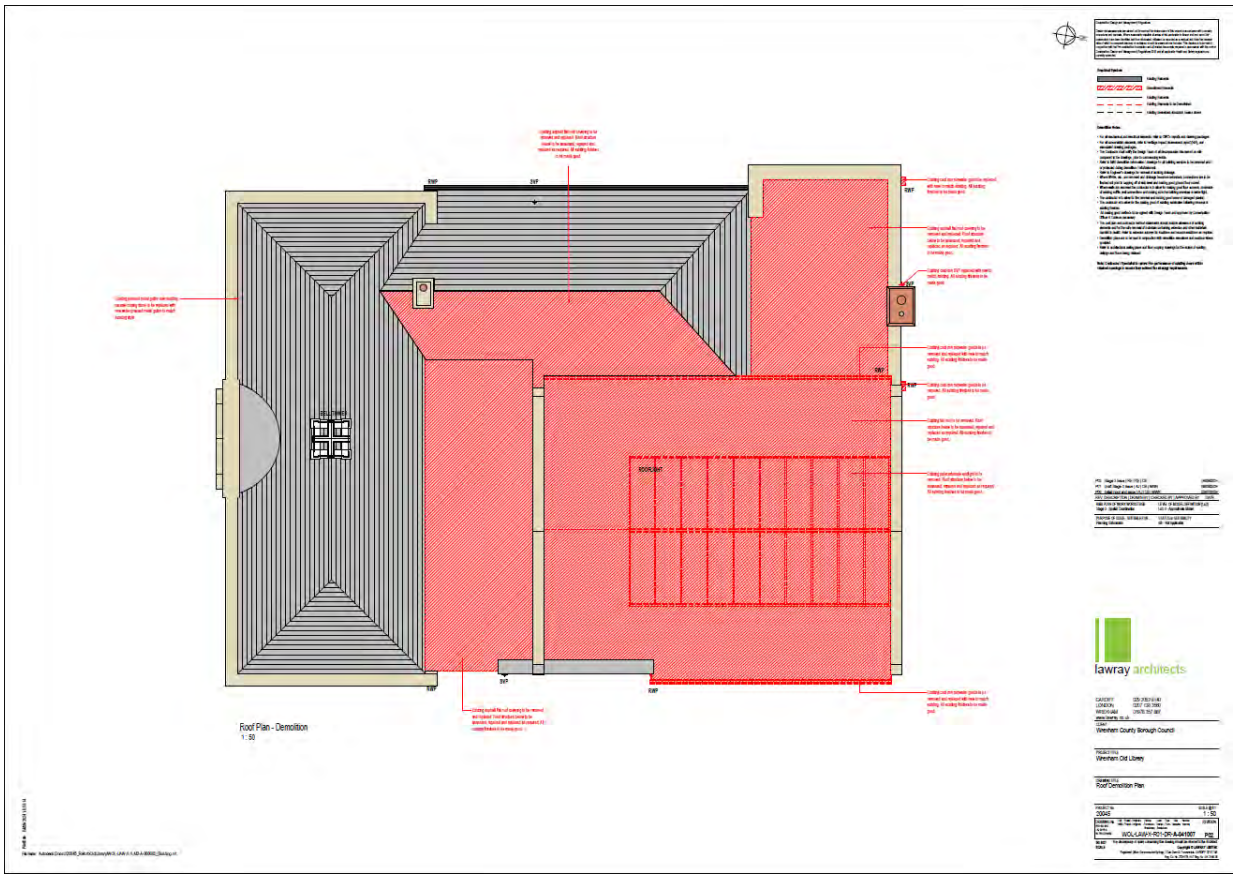

QUEENS SQUARE
QUEENS STREET
MAIN ENTRANCE
WREXHAM GUILD HALL
LAMBPIT STREET
WREXHAM
COUNCIL OFFICES
LLWYN ISAF
Proposed Site Plan
1 : 100
lawray architects





Existing Basement and Ground Floor Demolition Plans Plans


First Floor Plan - Demolition
1 : 50
lawray architects
Wrexham County Borough Council
Wrexham Old Library
First Floor Demolition Plan
WOL-LAWY-00-DR-A-041006


Roof Plan - Demolition
1 : 50
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Wrexham County Borough Council
Wrexham Old Library
Roof Demolition Plan
WOL-LAWY-R01-DR-A-041007


North West Elevation
1:100
South West Elevation
1:100
North East Elevation
1:100
South East Elevation
1:100
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Wrexham County Borough Council
Wrexham Old Library
Demolition Elevations
WOL-LRW-XX-DR-A-040001